

DOC. NO. 5269

ADOPTED

JANUARY 25, 1990

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 53 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	3			1
Back Bay				
Beacon Hill	1	1		
Charlestown	2			
Chinatown				
City Proper	1			
Dorchester	8	2		1
East Boston	1			
Fenway	1			
Government Center	1			
Hyde Park	2	4		
Jamaica Plain	4			1
Kenmore		1		
Mattapan		1		
North End	3			
Roslindale	1			
Roxbury	5			
South Boston	3			
South Cove				
South End	3			1
West Roxbury	1			

Allston-Brighton

Approval	Z-13395.	86 Lincoln Street, addition.
Approval	Z-13434.	46-48 Dighton Street, deck addition.
Deferral	Z-13439.	119-123 Braintree Street, music rehearsals.
Approval	Z-13640.	354-356B Chestnut Hill Avenue, take-out restaurant.

Beacon Hill

Approval	Z-13350.	20 Joy Street, four family dwelling.
Denial	Z-13182.	6 Goodwin Place, five family dwelling.

Charlestown

Approval	Z-13441.	72 Tremont Street, dormer additions.
Approval	Z-13444.	72 High Street, three family dwelling.

City Proper

Approval	Z-13383.	704-780 Washington Street, addition.
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Dorchester

Approval	Z-13376.	16 Bird Street, basement living space.
Approval	Z-13389.	68 Devon Street, three family dwelling.
Approval	Z-13401.	14 Whittemore Terrace, review plans.
Denial	Z-13402.	194 Hamilton Street, basement living space.
Denial	Z-13407.	126 Melville Avenue, professional office building.
Approval	Z-13421.	185 Savin Hill Avenue, front yard parking.
Approval	Z-13428.	6 Centerville Park, artist's studio.
Deferral	Z-13432-13433.	257-263 Columbia Road, towing, storage of 80 cars.
Approval	Z-13447.	27 Trescott Street, deck addition.
Approval	Z-13787.	233 Freeport Street, ancillary parking.
Approval	Z-13842.	496 Adams Street, dormer addition.

East Boston

Approval Z-13424. 35 Ashley Street, addition.

Fenway

Approval Z-13386. 550 Huntington Avenue, mezzanine addition.

Government Center

Approval Z-13412. 4-8 Commercial Street, take-out restaurant.

Hyde Park

Approval Z-13388. 16 Chesterfield Street, two family dwelling.

Approval Z-13396. 264 Neponset Valley Parkway, pump island.

Denial Z-13410. 11 Garfield Avenue, parking of landscaping equipment.

Denial Z-13423. 1503 River Street, two family dwelling, contractor's office.

Denial Z-13436. 59A Tyler Street, two car garage.

Denial Z-13438. 33-35 Neponset Avenue, three family dwelling.

Jamaica Plain

Approval Z-13397. 186 Amory Street, attic living space.

Approval Z-13403. 316 Centre Street, jewelry store.

Deferral Z-13370. 179-185 Amory Street, warehouse, offices, manufacturing.

Approval Z-13541. 30 Whitcomb Avenue, day care center.

Approval Z-13791-13806. Bromley Health Project, 396 to 293 apartments.

Kenmore

Denial Z-13406. 530-532 Commonwealth Avenue, outdoor vending of flowers.

Mattapan

Denial Z-13409. 27-29 Hansborough Street, two family dwelling.

North End

Approval	Z-13422.	62 North Margin Street, four family dwelling.
Approval	Z-13616.	113-117 Causeway Street, take-out restaurant.
Approval	Z-13512.	298A-300 North Street, beauty salon.

Roslindale

Approval	Z-13445.	29-31 Wellesmere Road, two family dwelling.
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Roxbury

Approval	Z-13404.	531 Massachusetts Avenue, day care capacity.
Approval	Z-13380.	132 Warren Street, five apartments.
Approval	Z-13394.	5 Gayland Street, two family dwelling.
Approval	Z-13486.	165 Blue Hill Avenue, take-out restaurant.
Approval	Z-13619- 13620.	85-91 Allerton Street, indoor dismantling of motor vehicles; repair shop garage.

South Boston

Approval	Z-13408.	93 Baxter Street, two family dwelling, deck.
Approval	Z-13411.	398-398a West Broadway, three family dwelling, restaurant.
Approval	Z-13672.	79-93 West Broadway, self service gas station.

South End

Approval	Z-13017.	256-260 Shawmut Avenue, laundromat.
Approval	Z-13398.	68 Pembroke Street, take-out restaurant.
Approval	Z-13446.	43 East Springfield Street, five apartments.
Deferral	Z-13416 13419.	1611-1625 Washington St., 69-79 West Concord St., 2-12 West Rutlant St. 104 Apartments.

West Roxbury

Approval	Z-13442.	46 Rockland Street, union hall.
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BOARD OF APPEAL REFERRALS

January 25, 1990

Hearing

1.	Z-13017	2/13/90	256-260 Shawmut Avenue, Boston
2.	Z-13182	2/13/90	6 Goodwin Place, Boston
3.	Z-13350	1/30/90	20 Joy Street, Boston
4.	Z-13370	2/6/90	179-185 Amory Street, Jamaica Plain
5.	Z-13376	1/30/90	16 Bird Street, Dorchester
6.	Z-13380	2/6/90	132 Warren Street, Roxbury
7.	Z-13383	1/30/90	704-780 Washington Street, Boston
8.	Z-13386	1/30/90	550 Huntington Avenue, Boston
9.	Z-13388	1/30/90	16 Chesterfield Street, Hyde Park
10.	Z-13389	1/30/90	68 Devon Street, Dorchester
11.	Z-13394	1/30/90	5 Gayland Street, Roxbury
12.	Z-13395	1/30/90	86 Lincoln Street, Brighton
13.	Z-13396	2/6/90	264 Neponset Valley Pkwy, Hyde Park
14.	Z-13397	1/30/90	186 Amory Street, Jamaica Plain
15.	Z-13398	1/30/90	68 Pembroke Street, Boston
16.	Z-13401	2/6/90	14 Whittemore Terrace, Dorchester
17.	Z-13402	1/30/90	194 Hamilton Street, Dorchester
18.	Z-13403	2/6/90	316 Centre Street, Jamaica Plain
19.	Z-13404	1/30/90	531 Massachusetts Avenue, Boston
20.	Z-13406	1/30/90	530-532 Commonwealth Avenue, Boston
21.	Z-13407	2/6/90	126 Melville Avenue, Dorchester
22.	Z-13408	1/30/90	93 Baxter Street, South Boston
23.	Z-13409	1/30/90	27-29 Hansborough Street, Mattapan
24.	Z-13410	2/6/90	11 Garfield Avenue, Hyde Park
25.	Z-13411	2/6/90	398-398A West Broadway, South Boston

BOARD OF APPEAL REFERRALS

January 25, 1990

	<u>Hearing</u>	
26. Z-13412	2/6/90	4-8 Commercial Street, Boston
27. Z-13421	2/6/90	185 Savin Hill Avenue, Dorchester
28. Z-13422	2/6/90	62 North Margin Street, Boston
29. Z-13423	2/6/90	1503 River Street, Hyde Park
30. Z-13424	2/6/90	35 Ashley Street, East Boston
31. Z-13428	2/6/90	6 Centerville Park, Dorchester
32. Z-13432-13433	2/13/90	257-263 Columbia Road, Dorchester
33. Z-13434	2/13/90	46-48 Dighton Street, Brighton
34. Z-13436	2/13/90	59A Tyler Street, Hyde Park
35. Z-13438	2/13/90	33-35 Neponset Avenue, Hyde Park
36. Z-13439	2/6/90	119-123 Braintree Street, Brighton
37. Z-13441	2/13/90	72 Tremont Street, Charlestown
38. Z-13442	2/13/90	46 Rockland Street, West Roxbury
39. Z-13444	2/13/90	72 High Street, Charlestown
40. Z-13445	2/13/90	29-31 Wellesmere Road, Roslindale
41. Z-13446	2/13/90	43 East Springfield Street, Boston
42. Z-13447	2/13/90	27 Trescott Street, Dorchester
43. Z-13486	1/30/90	165 Blue Hill Avenue, Roxbury
44. Z-13512	1/30/90	298A-300 North Street, Boston
45. Z-13541	1/30/90	30 Whitcomb Avenue, Jamaica Plain
46. Z-13616	2/6/90	113-117 Causeway Street, Boston
47. Z-13619-13620	2/13/90	85-91 Allerton Street, Roxbury
48. Z-13640	2/13/90	354-356B Chestnut Hill Avenue, Brighton
49. Z-13672	2/13/90	79-93 West Broadway, South Boston
50. Z-13787	1/30/90	233 Freeport Street, Dorchester

BOARD OF APPEAL REFERRALS

January 25, 1990

Hearing

- | | | |
|-------------------|---------|--|
| 51. Z-13791-13806 | 2/13/90 | 18-26 Walden, 17 Bickford,
49-170 Heath Streets, 1-58 Horan Way,
9-33 & 10-18 Plant Court, Jamaica Plain |
| 52. Z-13842 | 2/13/90 | 496 Adams Street, Dorchester |
| 53. Z-13416-13419 | 2/5/90 | 1611-1625 Washington, 69-79 W. Concord,
2-12 W. Rutland Sts, 452 Shawmut Avenue
South End |

Violation(s):

Charge in nonconforming use.

Voted:

In reference to petition Z-13017, Petitioner
Mable Year, 336-340 Shawmut Avenue, Boston.
For change in nonconforming use for change of
company from 12 apartments, store,
located in an apartment (B-2) district.
The Board of Appeals Authority recommends
approval. Landmark will provide a service
beneficial to the neighborhood and is
compatible with existing commercial use.

Board of Appeal Referrals

1/25/90

Hearing: 2/13/90 Z-13017
Fairfax Condo Trust
256-260 Shawmut Avenue
Boston

Site: five-story structure

District(s): Apartment (H-.2)

Purpose: Change occupancy from 12 apartments and
2 stores to 12 apartments, store and
laundromat.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-13017, Fairfax
Condo Trust, 256-260 Shawmut Avenue, Boston,
for change in nonconforming use for change of
occupancy from 12 apartments, store,
laundromat in an apartment (H-2) district,
the Boston Redevelopment Authority recommends
approval. Laundromat will provide a service
beneficial to the neighborhood and is
compatible with existing commercial uses.



X-13017

258-260 SHAWMUT AVENUE, BOSTON

1/25/90

Hearing: 2/13/90 Z-13182
Goodwin Place Realty Trust
6 Goodwin Place
Boston

Site: 4-Story Structure

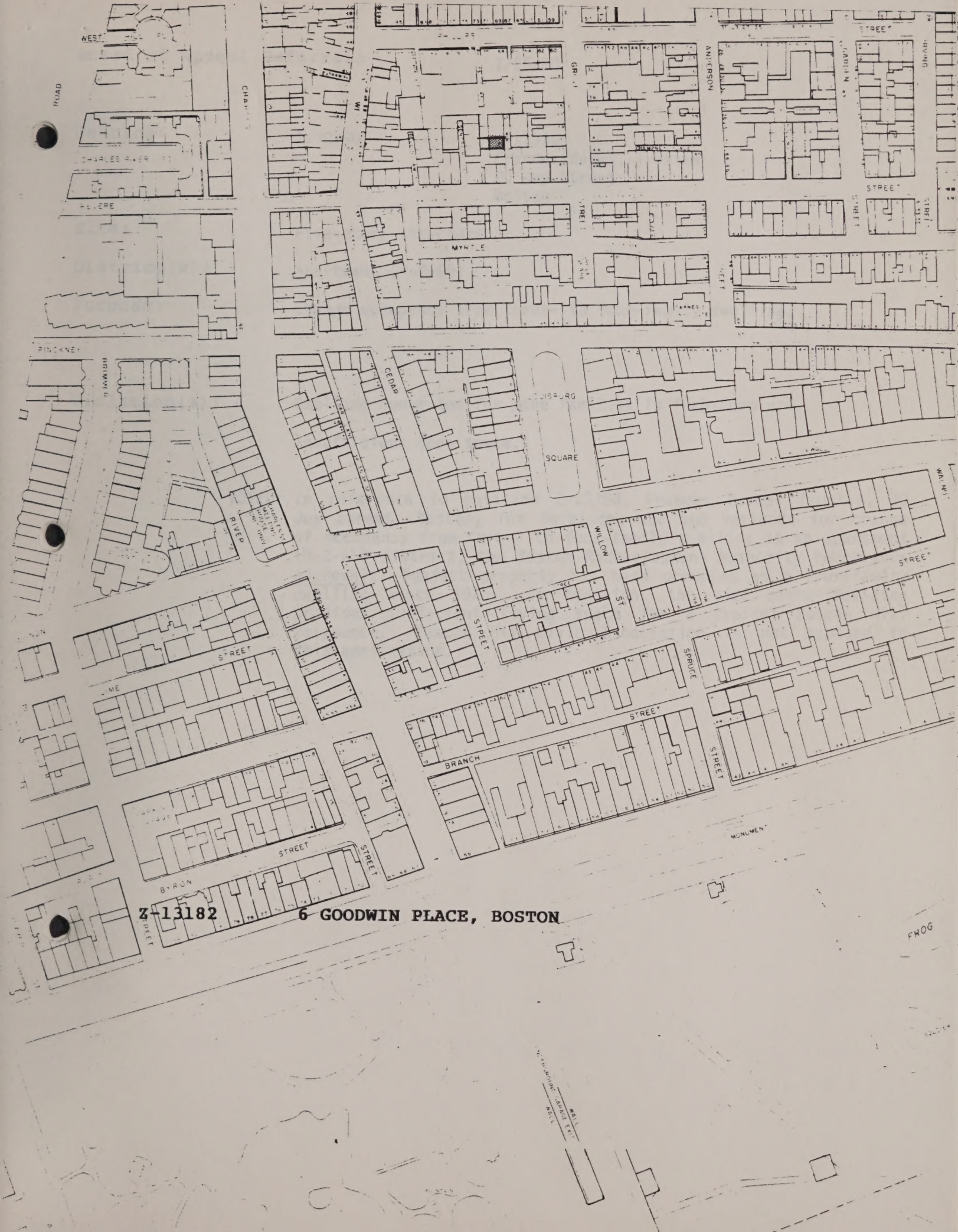
District(s): Apartment, (H-2-65

Purpose: Change occupancy from four to five family dwelling.

Violation(s): Dwelling converted for more families if forbidden
use insufficient open space.

VOTED:

In reference to petition Z-13182, Goodwin Place Realty Trust, 6 Goodwin Place, Boston, for forbidden use and variance for change of occupancy from four to five family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends Denial. Proposed change in occupancy would be excessively dense and would legalize a small basement studio apartment with only 225 square feet of living space and little light and air. Neighborhood response has been negative.



Z-13182

6 GOODWIN PLACE, BOSTON

FROG

1/25/90

Hearing:

1/30/90

Z-13350

Frances Burke, Trustee
20 Joy Street
Boston

Site:

Five-story structure

District(s):

Apartment (H-2-65)

Purpose:

Change occupancy from three- to four-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-13350, Frances Burke, Trustee, 20 Joy Street, Boston, for forbidden use and variance for change of occupancy from three- to four-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Subject property has been occupied as a four-family dwelling since 1976. In addition, the size of the building provides sufficient living space for a typical Beacon Hill residence. Beacon Hill Civic Association is not opposed to this application.



Z-133500

20 JOY STREET, BOSTON

1/25/90

Hearing:

2/6/90

Z-13370

Marbury Associates
179-185 Amory Street
Jamaica Plain

Site:

2-4-1-story structure

District(s):

Manufacturing (M-2)

Purpose:

Legalize occupancy as warehouse, offices, manufacturing, artist photo studio.

Violation(s):

Interim Planning Overlay District.

Barrier free access.

VOTED: In reference to petition Z-13370, Marbury Associates, 179-180 Amory Street, Jamaica Plain, for variance to legalize occupancy as warehouse, offices, manufacturing, artist-photo studio in a manufacturing (M-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Although the proposed uses of the property are appropriate for the site and area, neighborhood residents have expressed strong concerns about the project's traffic impacts. A deferral would give appellant additional time to discuss mitigating alternatives with the neighbors and the MBTA, which will be leasing a parking area for 150 vehicles to the appellant. JP Zoning Committee recommended deferral.



Z-13370

179-185 AMORY STREET, JAMAICA PLAIN

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90 Z-13376
Mary Prevost
16 Bird Street
Dorchester

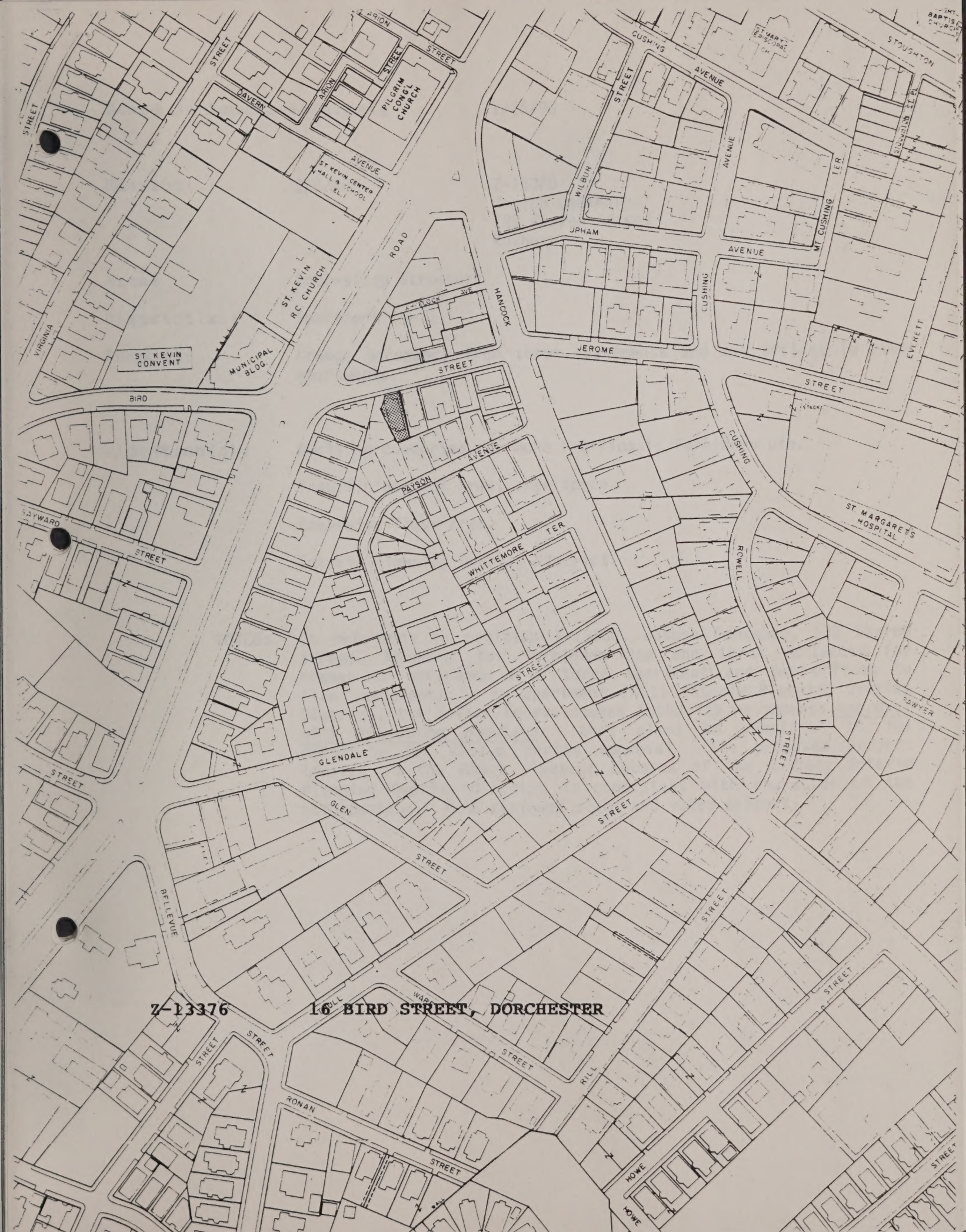
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Create additional living space in basement.

Violation(s): Excessive floor area.

VOTED: In reference to petition Z-13376, Mary Prevost, 16 Bird Street, Dorchester, for variance to create additional living space in basement in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the basement living space comply with ISD guidelines; that plans with particular respect to ventilating windows, and second means of egress be submitted to the Authority for design review approval.



Z-13376

16 BIRD STREET, DORCHESTER

Board of Appeal Referrals

1/25/90

Hearing: 2/6/90

Z-13380
Joseph DeMambro
132 Warren Street
Roxbury

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three apartments and two offices to five apartments.

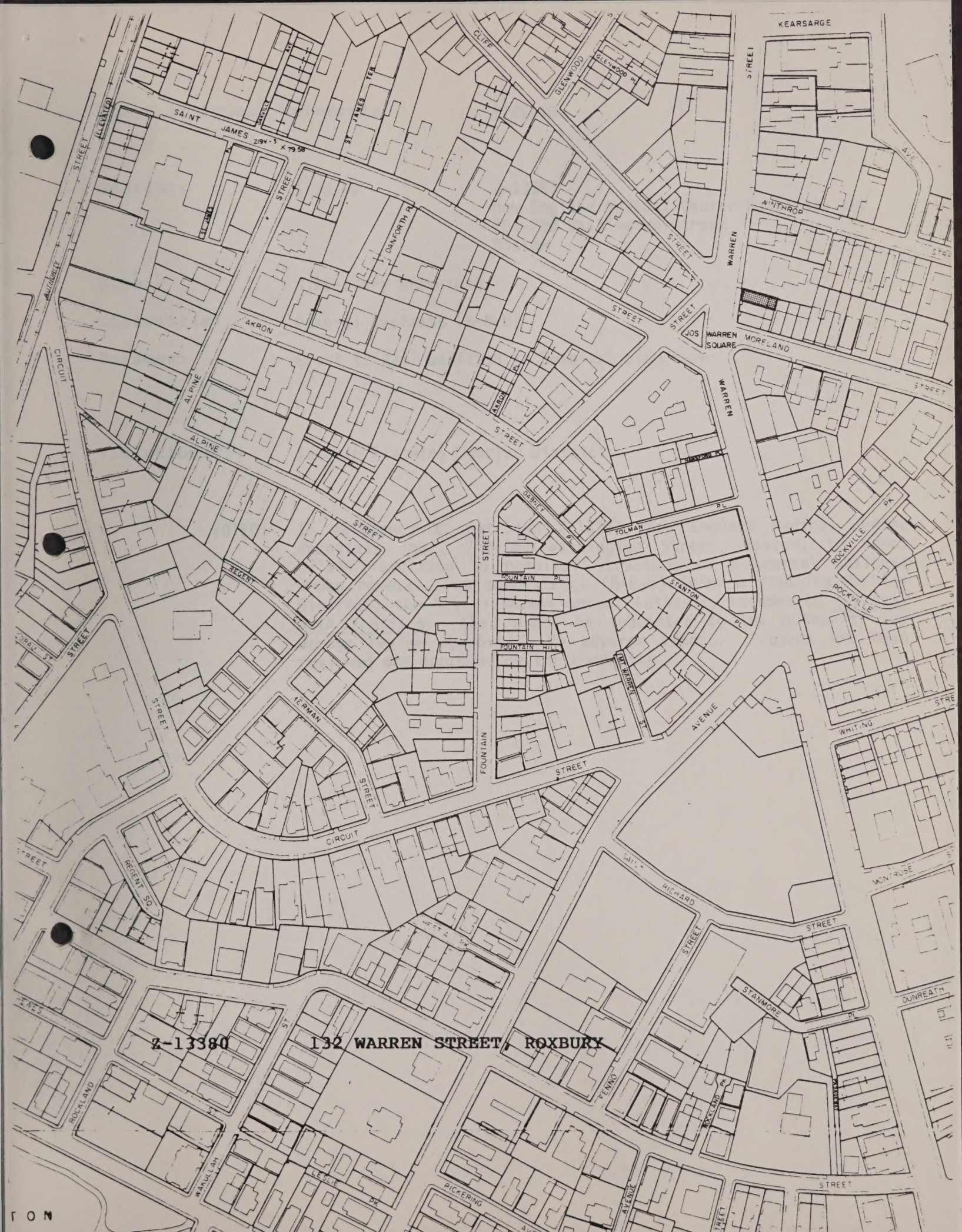
Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space.

Excessive floor area.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13380, Joseph DeMambro, 132 Warren Street, Roxbury, for forbidden use and three variances for change of occupancy from three apartment and two offices to five apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval. The proposed project located in the Mount Pleasant Subarea of the Roxbury Interim Planning Overlay District is consistent with character of the neighborhood. PZAC reviewed plans and voted support.



2-13380

132 WARREN STREET, ROXBURY

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90 Z-13383
New England Medical Center Hospitals Inc.
704-780 Washington Street
Boston

Site: Nine-story structure

District(s): General business (B-8-U)

Purpose: Erect 42'X34' addition to hospital structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-13383, New England Medical Center Hospitals Inc., 702-780 Washington Street, Boston, to erect 42'X34' addition to hospital structure in a general business urban renewal area subdistrict (B-8-U) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with provisos: that plans be submitted to the Authority for design review approval. No adverse impact. Project has been reviewed and approved by the community.

704-708 WASHINGTON STREET, HYDE PARK

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90 Z-13386
Wentworth Institute of
Technology
550 Huntington Avenue
Boston

Site: One-Story Structure

District(s): Apartment (H-1)

Purpose: Erect Mezzanine addition to school structure.

Violation(s): Extension of conditional use.

VOTED:

In reference to petition Z-13386, Wentworth Institute of Technology, 550 Huntington Avenue, Boston, for conditional use to erect mezzanine addition to school structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Additional teaching space. Wentworth has agreed to submit a Master Plan for subsequent development, the process of which has already been initiated.



Z-13386

550 HUNTINGTON AVENUE, BOSTON

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90 Z-13388
Paul Stiraletta
16 Chesterfield Street
Hyde Park

Site: 2 1/2 story structure

District(s): Residential, Two-family (S-.5)

Purpose: Change occupancy from one to two family dwelling.

Violation(s): Two-family dwelling is forbidden use.
Insufficient front, side yards, off street parking.

VOTED: In reference to petition Z-13388, Paul Stiraletta, 16 Chesterfield Street, Hyde Park, for forbidden use and three variances for change of occupancy from one to two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of purchase more than 20 years ago. No neighborhood opposition.

AIRVIEW

MILL

STREET

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RD

PLAYGROUND

ALLEY

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Z-13388

16 CHESTERFIELD STREET, HYDE PARK

ST ANNE SCHOOL

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90 Z-13389
Clarence & Bernadine
Houston
68 Devon Street
Dorchester

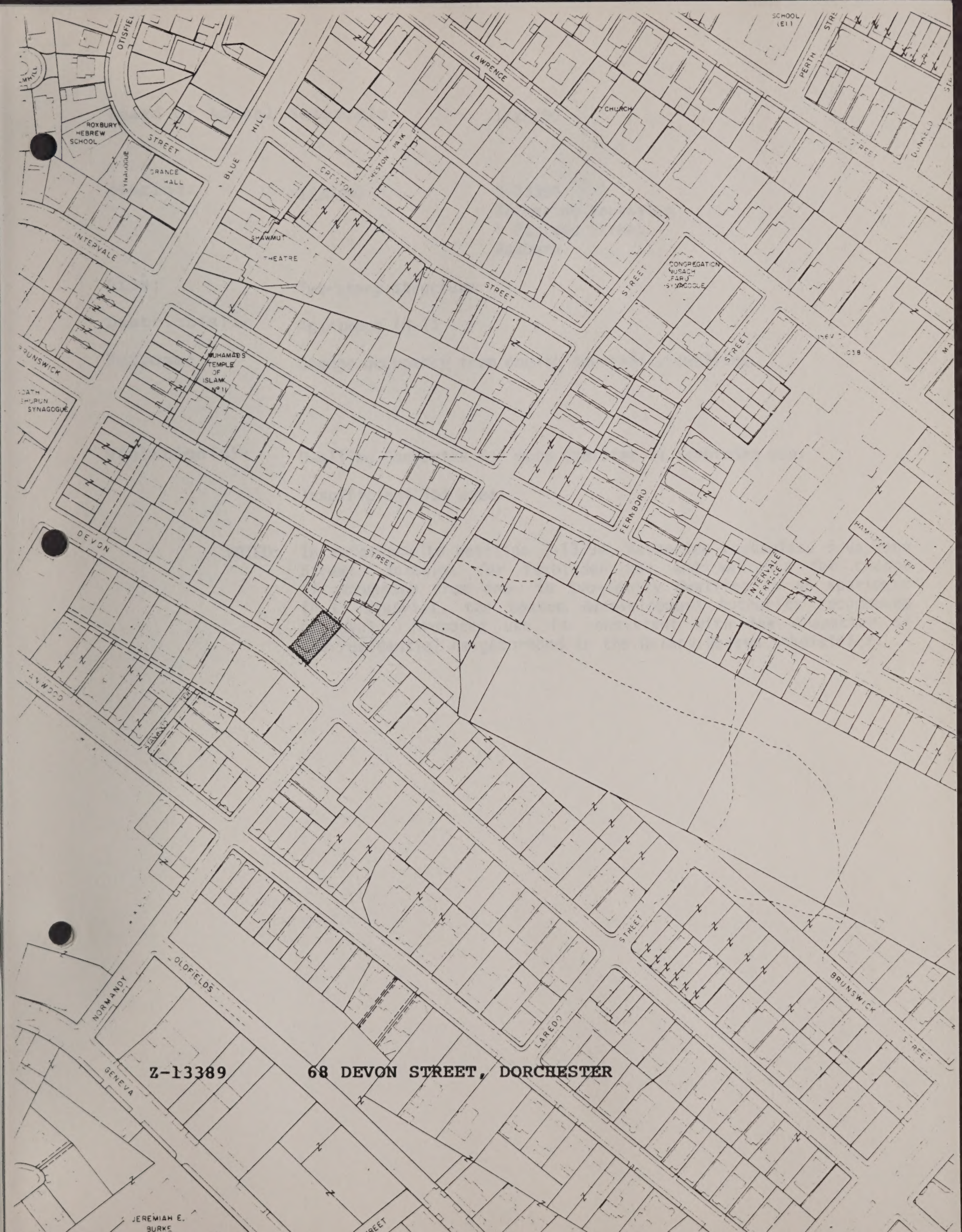
Site: 2 1/2 story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three- family dwelling.

Violation(s): Dwelling converted for more families is conditional use. Insufficient lot area, open space. Interim Planning Overlay District.

VOTED: In reference to petition Z-13389, Clarence & Bernadine Houston, 68 Devon Street, Dorchester, for conditional use, two variances for change of occupancy from two- to three- family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. This appeal seeks to legalize a use that has been in existence since 1947. Property is assessed as a three family dwelling. PZAC has reviewed the plans voted support.



Z-13389

68 DEVON STREET, DORCHESTER

JEREMIAH E.
BURKE

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90

Z-13394
Katherine Voutselas
5 Gayland Street
Roxbury

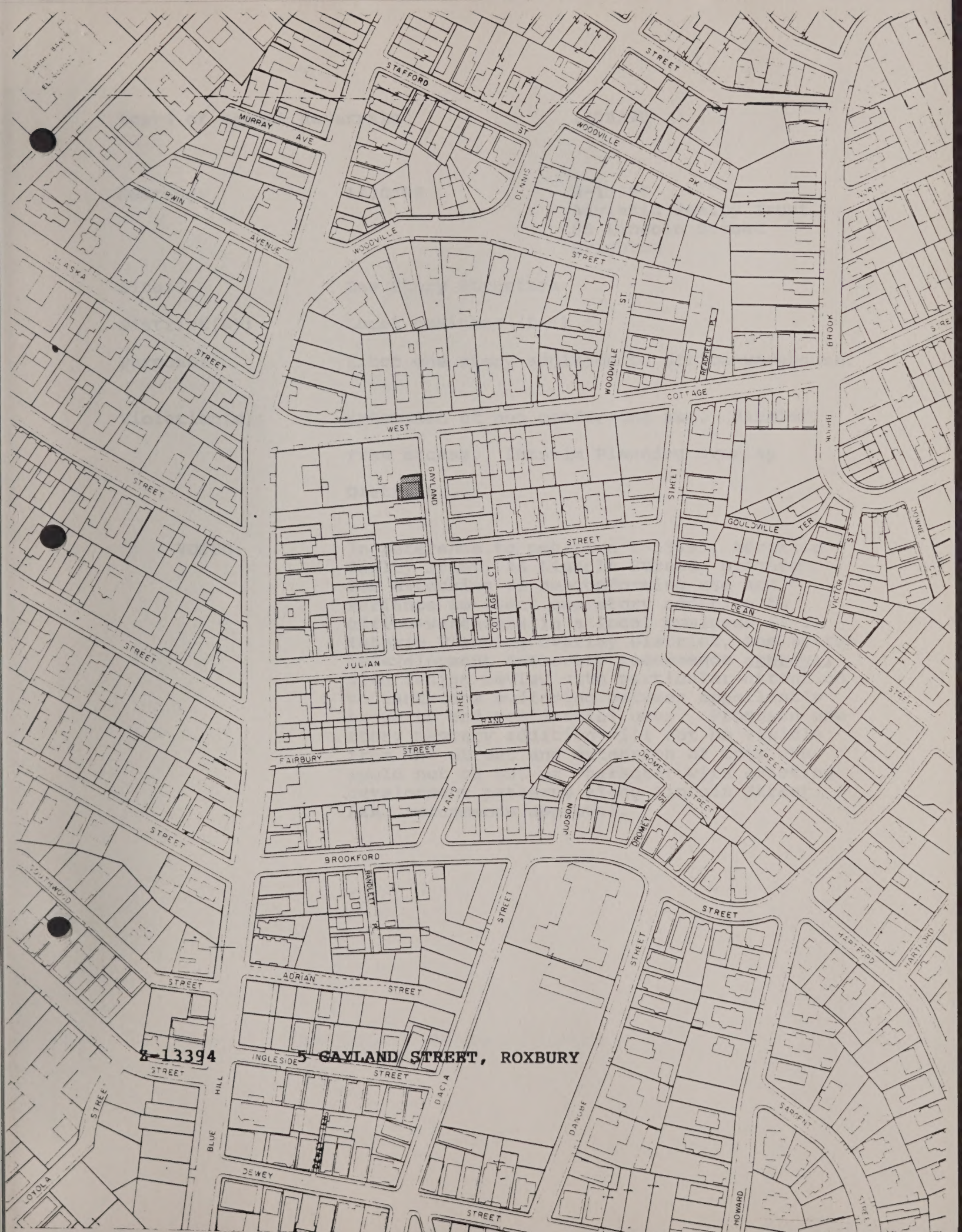
Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one-to two-family dwelling.

Violation(s): Dwelling Converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-13394, Katherine Voutselas, 5 Gayland Street, Roxbury, for forbidden use and variance for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposed use is consistent with the character of the residential neighborhood in the Quincy-Geneva subdistrict.



8-13394

5 GAYLAND STREET, ROXBURY

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90 Z-13395
Adriatic Realty Trust
86 Lincoln Street
Brighton

Site: One Story Structure

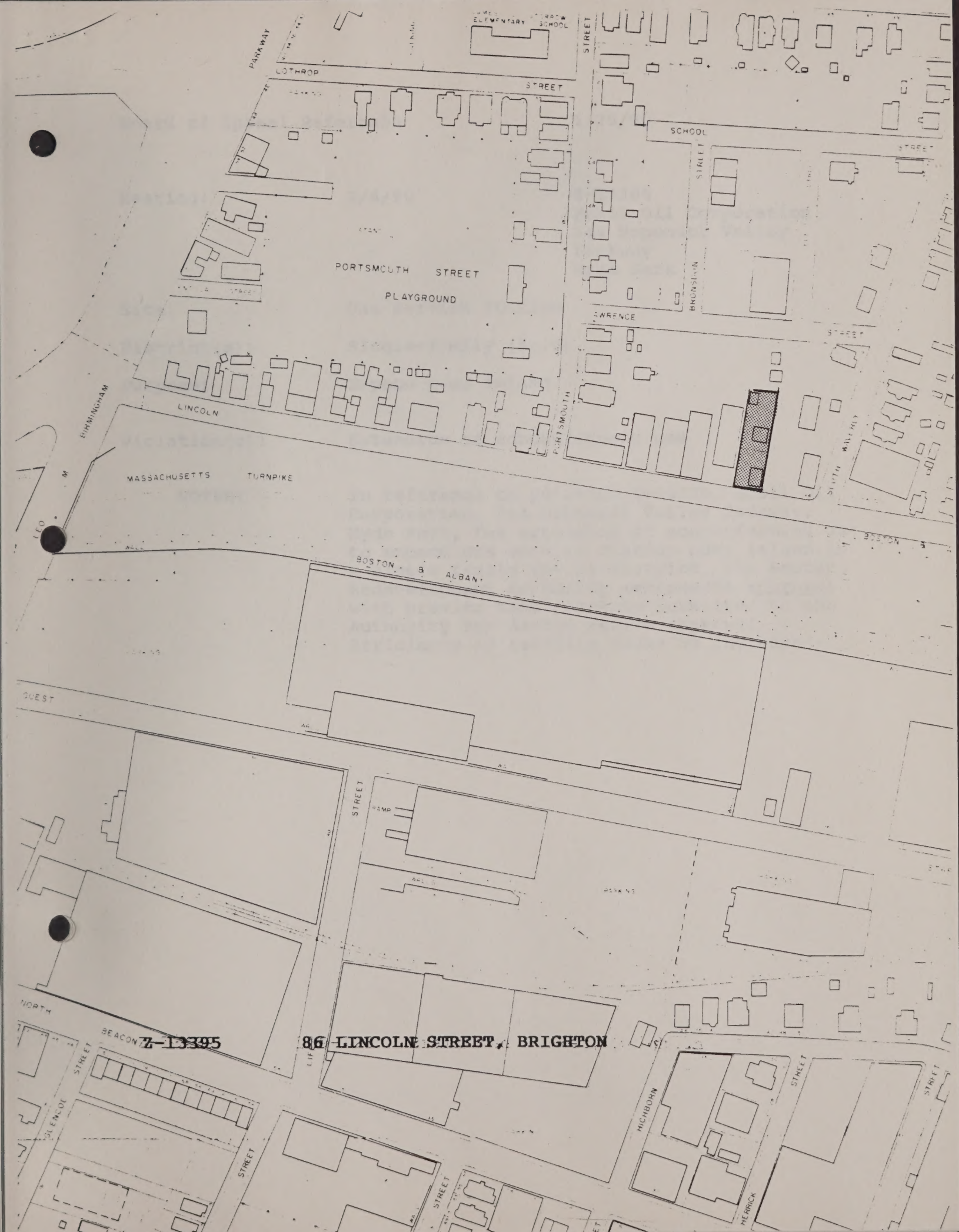
District(s): Local business (L-1)

Purpose: Erect one story addition to office-warehouse.

Violation(s): Extension of non conforming use. Barrier
free access. Interim Planning Overlay
District.

VOTED:

In reference to petition Z-13395, Adriatic Realty Trust, 86 Lincoln Street, Brighton, for extension of nonconforming use and variance to erect one story addition to office-warehouse in a local business (l-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with design review with particular attention to landscape buffering between appellant's property and residential uses. Proposed one-story masonry addition will not be visible from the street and extension of this use would not be out of character with existing development patterns along Lincoln Street. PZAC recommends approval.



MASSACHUSETTS TURNPIKE

PORTSMOUTH STREET
PLAYGROUND

BOSTON & ALBAN

7-13395

86 LINCOLN STREET, BRIGHTON

Board of Appeal Referrals

1/25/90

Hearing: 2/6/90

Z-13396
Mobil Oil Corporation
264 Neponset Valley
Parkway
Hyde Park

Site: Gas Service Station

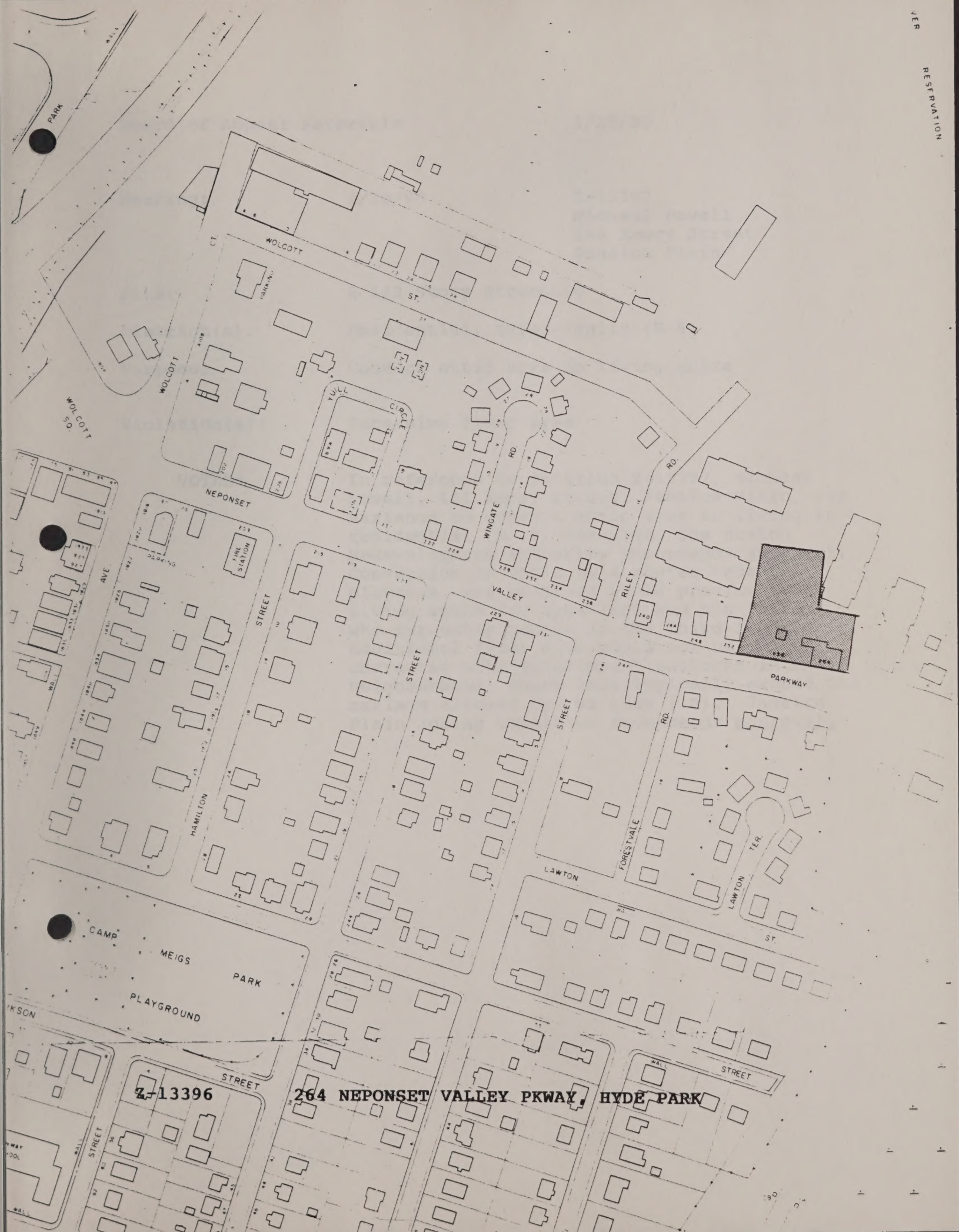
District(s): Single-family (S-.5)

Purpose: Expand pump island

Violation(s): Extension of nonconforming use

VOTED:

In reference to petition Z-13396, Mobil Oil Corporation, 264 Neponset Valley Parkway, Hyde Park, for extension of nonconforming use to expand gas service station pump island in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Efficiency of facility would be increased.



2-13396

264 NEPONSET VALLEY PKWAY, HYDE PARK

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90 Z-13397
Micheal Powell
186 Amory Street
Jamaica Plain

Site: 2 1/2 Story Structure

District(s): Residential, three-family (R-8)

Purpose: Convert attic area to living space

Violation(s): Excessive floor area

VOTED: In reference to petition Z-13397, Micheal Powell, 186 Amory Street, Jamaica Plain, for variance to convert attic area to living in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Conversion of attic to a master bedroom, playroom, and bathroom would provide extra living space for appellant and his family, who currently reside in the third floor unit. Additional floor area would not be out of character with development patterns in this neighborhood, where FARs typically exceed the maximum allowed by the code (.8). Jamaica Plain Zoning Committee recommends approval.



Z-13397

186 AMORY STREET, JAMAICA PLAIN

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90 Z-13398
Tremont Street Realty
Trust
68 Pembroke Street
Boston

Site: One-Story Structure

District(s): Apartment (H-2)

Purpose: Change occupancy from furniture store to
restaurant.

Violation(s): Take out restaurant is forbidden use.
Barrier free access.

VOTED: In reference to petition Z-13398, Tremont
Street Realty Trust, 68 Pembroke Street,
Boston, for forbidden use and variance for
change of occupancy from furniture store to
restaurant in an apartment (H-2) district,
the Boston Redevelopment Authority recommends
approval. Petitioner has met with neighbors
who have expressed support.

PARKING
AREA

SHAWM

BLACKSTONE

Board of Appeal Referrals

1/25/90

Hearing: 2/6/90 Z-13401
Cesar Dasilva
14 Whittemore Terrace
Dorchester

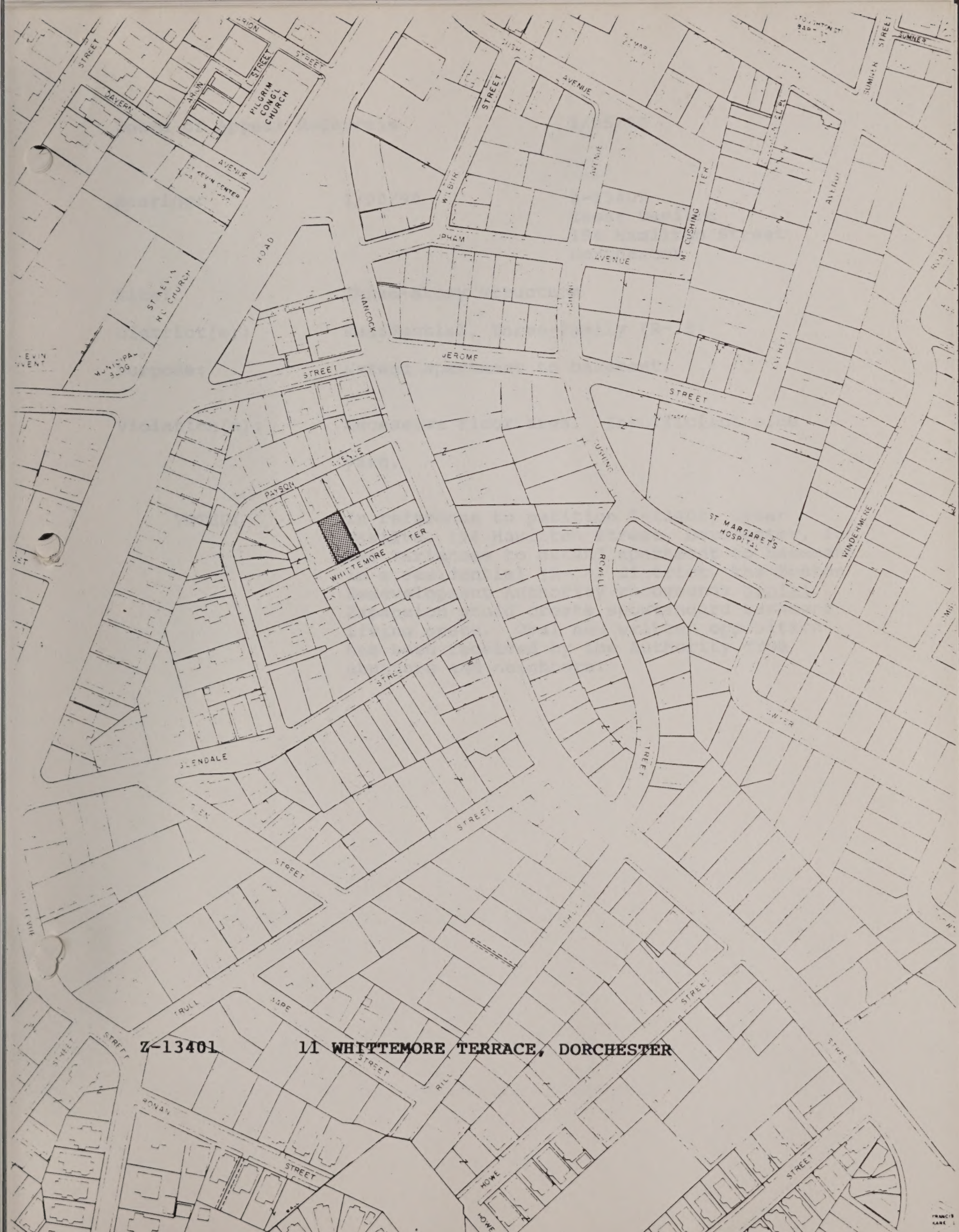
Site: Three-story structure

District(s): Residential, three-family (R-8)

Purpose: Erect porch addition; enclose

Violation(s): Insufficient open space, side, rear yards.
Excessive floor area.

VOTED: In reference to petition Z-13401, Cesar Dasilva, 14 Whittemore Terrace, Dorchester, for four variances to erect porch addition to three family dwelling in a residential (R-8) district, the Boston Redevelopment Authority recommends Approval with design review. Impacts of a minimal addition to existing rear porch (to be enclosed) are diminimous.



Z-13401

11 WHITTEMORE TERRACE, DORCHESTER

Board of Appeal Referrals

1/25/90

17

Hearing: 1/30/90 Z-13402
Cesar Dasilva
194 Hamilton Street
Dorchester

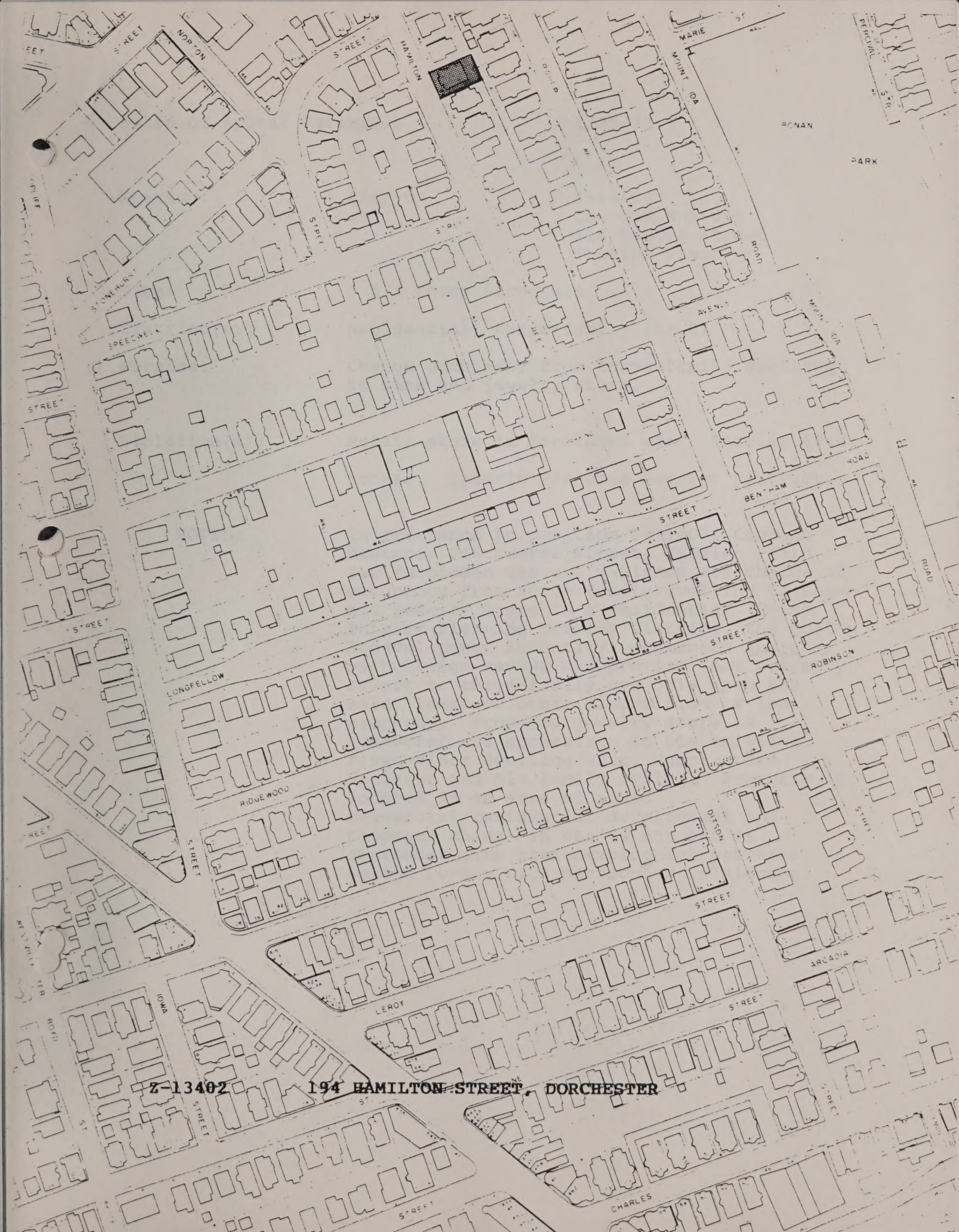
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Extend apartment to basement.

Violation(s): Excessive floor area. Insufficient side
yard.

VOTED: In reference to petition Z-13402, Cesar Dasilva, 194 Hamilton Street, Dorchester, for two variances to extend apartment to basement in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Expansion would create substandard basement living space. Oral and written opposition has been received by the Authority from abutters and neighbors.



Z-13402

194 HAMILTON STREET, DORCHESTER

Board of Appeal Referrals

1/25/90

Hearing: 2/6/90 Z-13403
Conrado Montero
316 Centre Street
Jamaica Plain

Site: 3 1/2 Story Structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three-family dwelling
to same and jewelry store.

Violation(s): Retail store is forbidden use. Barrier free
access. Interim Planning Overlay District.

VOTED: In reference to petition Z-13403, Conrado Montero, 316 Centre Street, Jamaica Plain, for forbidden use and variance for change of occupancy from three-family dwelling to same and jewelry store in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with design review and proviso that property revert to three-family use only upon any sale, lease or other disposition of the property. Proposed jewelry store is connected and accessible to the existing first-floor dwelling unit, where store operator and his family reside. Property is located in an area of mixed commercial/residential development and proposed change in use is not out of character with area development patterns. Design review with particular to signage.



Z-13403

316 CENTRE STREET, JAMAICA PLAIN

Board of Appeal Referrals

1/25/90

Hearing:

1/30/90

19
Z-13404

Bridge Fund Inc.
531 Massachusetts Avenue
Boston

Site:

3½-story structure

District(s):

Apartment (H-2)

Purpose:

Increase capacity of day care center from 24 to 41 children.

Violation(s):

Interim Planning Overlay District.

VOTED:

In reference to petition Z-13404, Bridge Fund Inc., 531 Massachusetts Avenue, Boston, to increase capacity of day care center from 24 to 41 children in an apartment (H-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval subject to proviso: that a maximum of thirty-five children be allowed.



Z-13404

531 MASSACHUSETTS AVENUE, BOSTON

1/25/90

Hearing: 1/30/90 Z-13406
530-532 Commonwealth Avenue Trust
530-532 Commonwealth Avenue
Boston

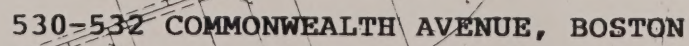
Site: Three-story structure

District(s): General business (B-4)

Purpose: Use premises for outdoor vending of flowers.

Violation(s): Vending of flowers is conditional use.

VOTED: In reference to petition Z-13406, 530 Commonwealth Avenue Trust, 530-532 Commonwealth Avenue, Boston, for conditional use for outdoor vending of flowers in a general business (B-4) district, the Boston Redevelopment Authority recommends denial. The Kenmore Association is opposed to this application because of the potential nuisance it would cause to Kenmore Square businesses. Further, the Mayor's Office of Neighborhood Services has received many comments in opposition to this petition.



Hearing:

2/6/90

Z-13407

Rocco Bombardieri
126 Melville Avenue
Dorchester

Site:

2½-Story structure

District(s):

Residential, three-family (R-.8)

Purpose:

Change occupancy from two-family dwelling to professional office building.

Violation(s):

Professional office building is forbidden use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-13407, Rocco Bombardieri, 126 Melville Avenue, Dorchester, for forbidden use for change of occupancy from two-family dwelling to professional office building in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Proposed conversion conflicts with the general land use objectives of the Dorchester Avenue IPOD, Section 27H-7. The proposed development change would be inconsistent with the goals and objectives of the IPOD's comprehensive planning process and contemplated zoning changes. The change of occupancy would result in the subsequent loss of residential units and would set a negative precedent for all of Dorchester Avenue. PZAC recommends denial because proposal could intensify vehicular traffic and the close proximity of an office building to residential structures.



Z-13407

126 MELVILLE AVENUE, DORCHESTER

Board of Appeal Referrals

1/25/90

Hearing:

1/30/90

Z-13408

Gerard Shimkos
93 Baxter Street
South Boston

Site:

2-Story Structure

District(s):

Apartment (H-1-50)

Purpose:

Change occupancy from one to two family dwelling;
Erect rear deck addition.

Violation(s):

Dwelling converted for more families is forbidden
use.

Insufficient lot area, open space, rear yard.

VOTED:

In reference to petition Z-13408, Gerard Shimkos, 93 Baxter Street, South Boston, for three variances for change of occupancy from one to two family dwelling and erect rear deck in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends Approval with proviso that plans with respect to proposed decks, exterior changes, fencing be submitted to the Authority for design review approval. Neighbors support.



Z-13408

93 BAXTER STREET, SOUTH BOSTON

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90 Z-13409
Decca Wingard
27-29 Hansborough Street
Mattapan

Site: 4000 Square Feet of land

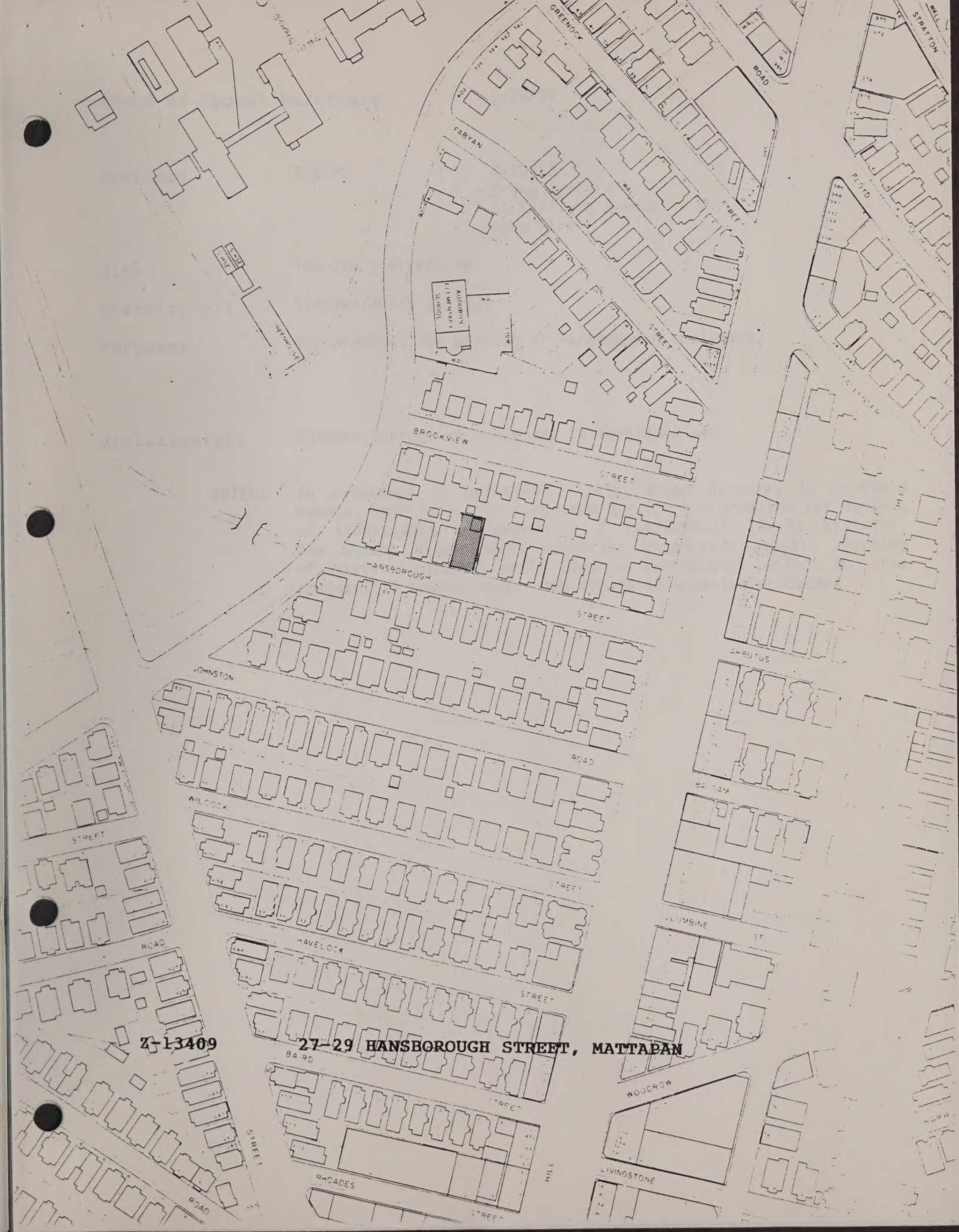
District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage, front, and side yards,
off-streetsparking.

Excessive floor area and height of building.

~~VOTED~~ In reference to petition Z-13409, Decca Wingard, 27-29
Hansborough Street, Mattapan, for nine variances to erect
two-family dwelling in a residential (R-.8) district, the Boston
Redevelopment Authority recommends denial. Efforts to reach
the appellant by telephone and by mail have been unsuccessful.
Number of violations are too extensive to recommend otherwise.
Appellant should review plans with Authority.



Z-13409

27-29 HANSBOROUGH STREET, MATTAPAN

Board of Appeal Referrals

1/25/90

Hearing: 2/6/90

Z-13410
Bruno Ferrara
11 Garfield Avenue
Hyde Park

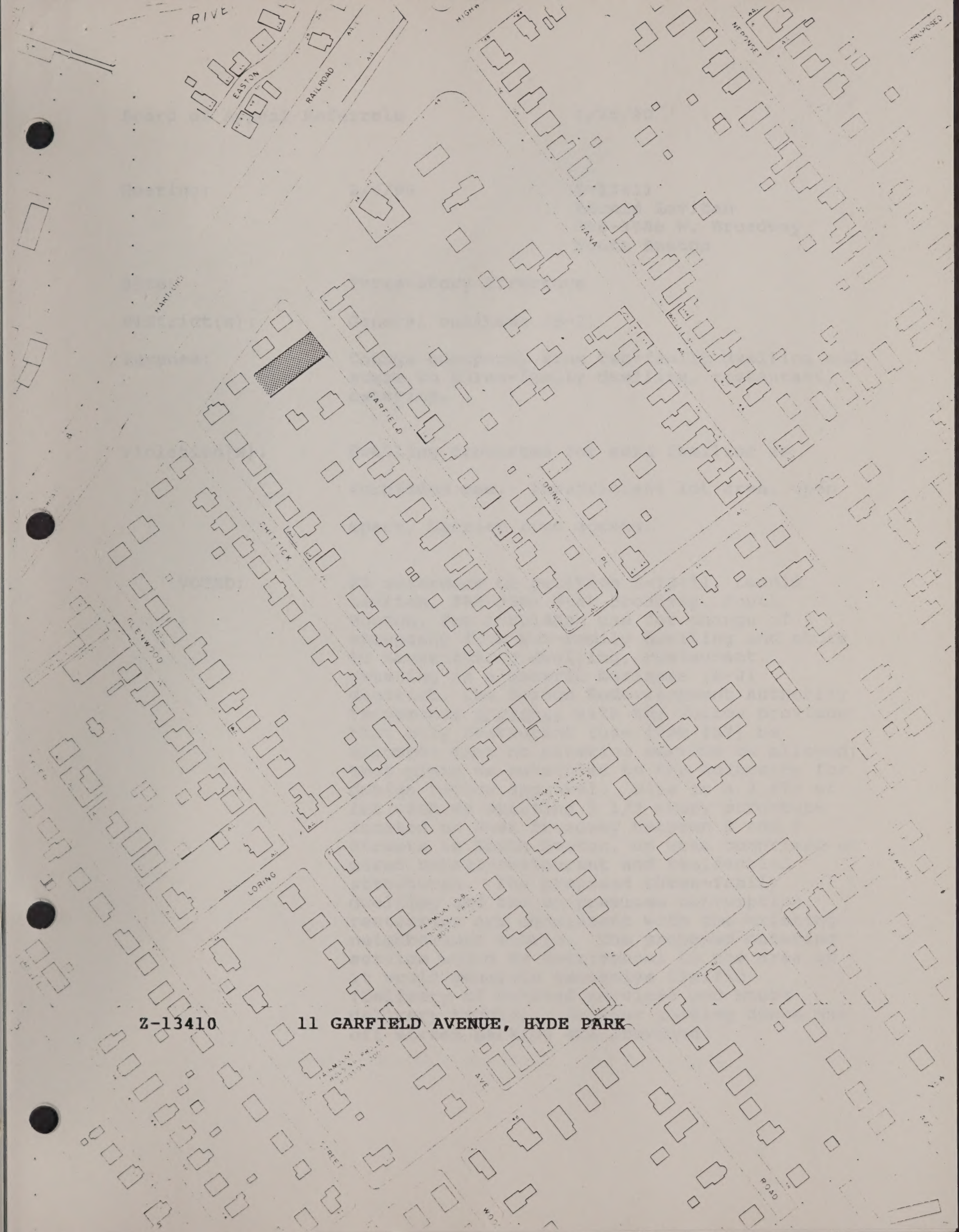
Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Use premises for parking of landscaping equipment.

Violation(s): Outdoor storage of equipment is forbidden use.

VOTED: In reference to petition Z-13410, Bruno Ferrara, 11 Garfield Avenue, Hyde Park, for forbidden use for use premises for parking of landscaping equipment in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Parking of heavy equipment would have a detrimental affect on this residential neighborhood. And create an unwanted precedent.



Z-13410

11 GARFIELD AVENUE, HYDE PARK

Board of Appeal Referrals

1/25/90

Hearing: 2/6/90 Z-13411
Leonid Levitan
398-398a W. Broadway
South Boston

Site: Three-story Structure

District(s): General business (B-2)

Purpose: Change occupancy from two-family dwelling and store to three-family dwelling, restaurant, catering.

Violation(s): Dwelling converted for more families is forbidden use. Insufficient lot area, open space, barrier free access.

VOTED: In reference to petition Z-13411, Leonid Levitan, 398-398a West Broadway, South Boston, for forbidden use for change of occupancy from two-family dwelling and store to three-family dwelling, restaurant, catering in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the follow provisos: that only restaurant (use item #37) be allowed; that no catering service be allowed; that plans be submitted to the Authority for design review approval. Site is a 2,479 sf lot with an existing 3 1/2 story structure located on West Broadway between E and F Streets in South Boston, an area comprised of mixed retail/restaurant and residential structures. The proposed three-family dwelling and the on-premises consumption restaurant are consistent with the existing neighborhood fabric. The proposed catering service would be detrimental to the area as it would generate excessive traffic. (Delivery of catered services and stock delivery trucks). Neither loading docks nor off street parking are provided.



Z-13411

398-398A WEST BROADWAY, SOUTH BOSTON

Hearing: 2/6/90 Z-13412
Chatham Realty Trust
4-8 Commercial Street
Boston

Site: Two-story structure

District(s): General business (B-8)

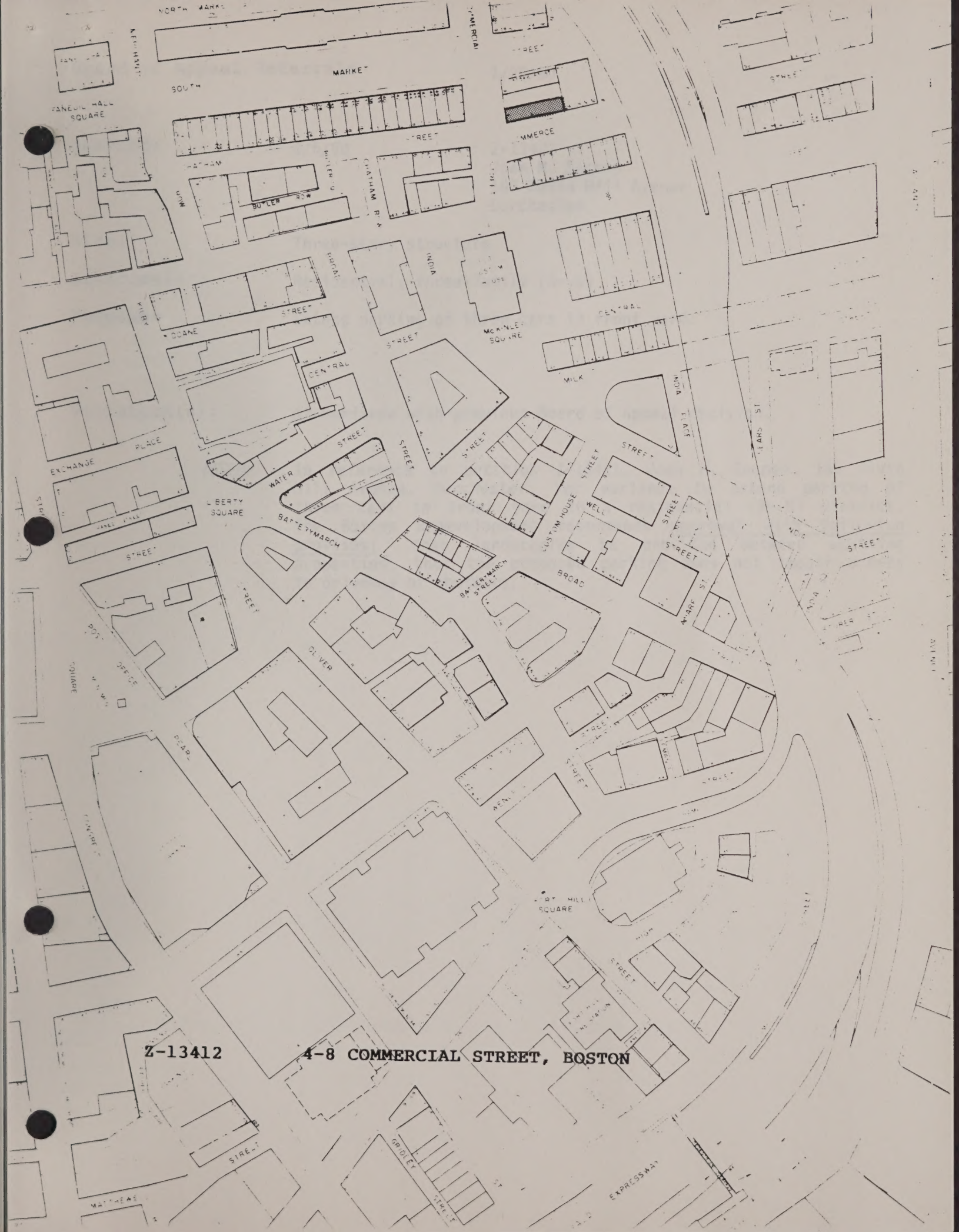
Purpose: Extend use of take-out restaurant.

Violation(s): Take-out restaurant is conditional use.
At Variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-13412, Chatham Realty Trust, 4-8 Commercial Street, Boston, for conditional use and variance to extend use of take-out restaurant in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the conditional use permit expire two years from the date of issue; that adequate trash and garbage facilities be provided so as not to create a nuisance; that no frying or other activity which creates odors or noise take place; that premises sell only souvenirs food or drink which require limited preparation. The use is appropriate in light of similar uses in the area and the appellant has demonstrated experience in operating such an establishment.

Z-13412

4-8 COMMERCIAL STREET, BOSTON



Hearing: 2/6/90 Z-13421
Joan M. Eacmen
185 Savin Hill Avenue
Dorchester

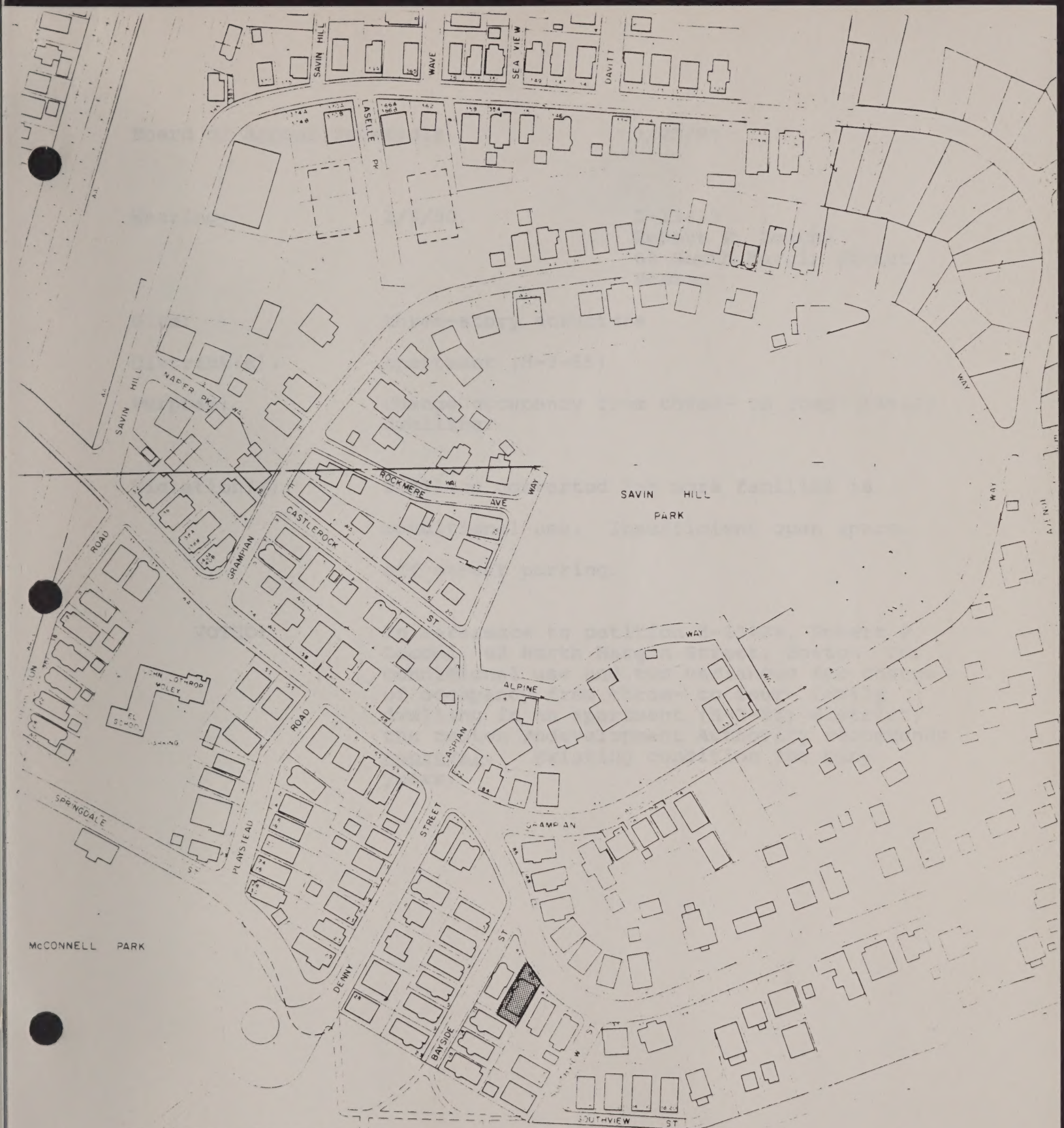
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Extend parking of three cars in front yard.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-13421, Joan M. Eacmen, 185 Savin Hill Avenue, Dorchester, for variance to extend parking of three cars in front yard in a residential (R-.8) district, the Boston Redevelopment recommends approval with following provisos: that landscaping be provided between abutting properties; that the proposed parking does not impair access to driveway of abutters.



Z-13421 185 SAVIN HILL AVENUE, DORCHESTER

MALIBU BEACH

Board of Appeal Referrals

1/25/90

Hearing: 2/6/90 Z-13422
Robert P. Locchi
62 North Margin Street
Boston

Site: three-story structure

District(s): Apartment (H-3-55)

Purpose: Change occupancy from three- to four- family dwelling.

Violation(s): Dwelling converted for more families is conditional use. Insufficient open space, off street parking.

VOTED: In reference to petition Z-13422, Robert P. Locchi, 62 North Margin Street, Boston, for conditional use and two variances for change of occupancy from three- to four- family dwelling in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends approval. Existing condition for many years.



Z-13422

62 NORTH MARGIN STREET, BOSTON

Board of Appeal Referrals

1/25/90

Hearing: 2/6/90 Z-13423
Samuel Silta
1503 River Street
Hyde Park

Site: Two-story Structure

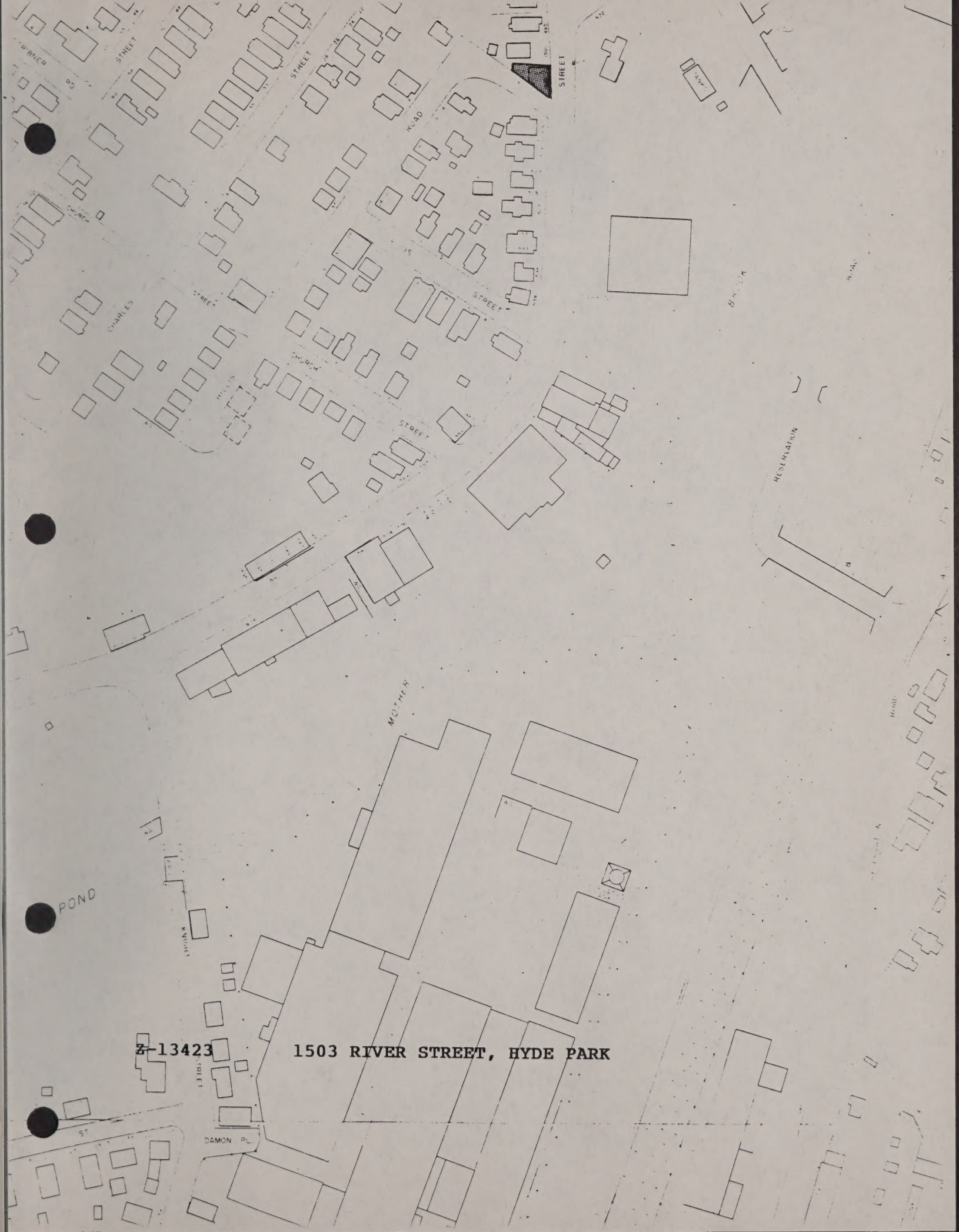
District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling and store to two-family dwelling, store, contractor's office, and erect one car garage, deck, and third floor apartment.

Violation(s): Contractor's office is forbidden use.

Dwelling converted for more families is forbidden use. Insufficient lot area, front, side yards, corner traffic visibility, off street parking. Excessive floor area, building height.

VOTED: In reference to petition Z-13423, Samuel Silta, 1503 River Street, Hyde Park, for two forbidden uses and seven variances for change of occupancy from one-family dwelling and store to two-family dwelling, store, contractor's office, and erect one car garage, deck, and third-floor apartment in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Further intrusion of commercial uses in a residential district. Very little open space existing on the lot and only one parking space provided. Neighbors have expressed concern with respect to parking problem created by appellant's customers and lack of available parking on the street.



Z-13423

1503 RIVER STREET, HYDE PARK

Hearing: 2/6/90 Z-13424
Carmine Polcaro
35 Ashley Street
East Boston

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect addition to two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-13424, Carmine Polcaro, 35 Ashley Street, East Boston, for variance to erect addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Site is located in the St. Lazarus Parish section of the Orient Heights neighborhood. The area is characterized by one, two and three family structures on relatively large lots. No negative impacts will result. Proposed addition will not increase the occupancy of the building but provide adequate living space. Several abutters have responded in favor of the proposal. In February 1988 the Authority recommended approval of a similar addition; the Board of Appeal Subsequently concurred. However redesign required appellant to refile.

Z-13424

35 ASHLEY STREET, EAST BOSTON

Board of Appeal Referrals

1/25/90

Hearing: 2/6/90 Z-13428
John Reed Fox
6 Centervale Park
Dorchester

Site: 2 1/2 story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as one-family dwelling and
artist's studio; erect one-story addition.

Violation(s): Artist's studio is forbidden use. Insufficient
side, rear yards.

VOTED: In reference to petition Z-13428, John Reed Fox, 6 Centervale Park, Dorchester, for forbidden use and tow variances to legalize occupancy as one-family dwelling and artist's studio in a residential (r-.5) district, the Boston Redevelopment Authority recommends approval with following provisos: That plans be submitted to the Authority for design review proviso; That use be identified only as Artist - Work Space Studio; That no plumbing be installed; and, for this use and user only. Abutters support.



Z-13428

6 CENTERVILLE PARK, DORCHESTER

Hearing: 2/13/90 Z-13432-13433
Edward Gargano
257-263 Columbia Road
Dorchester

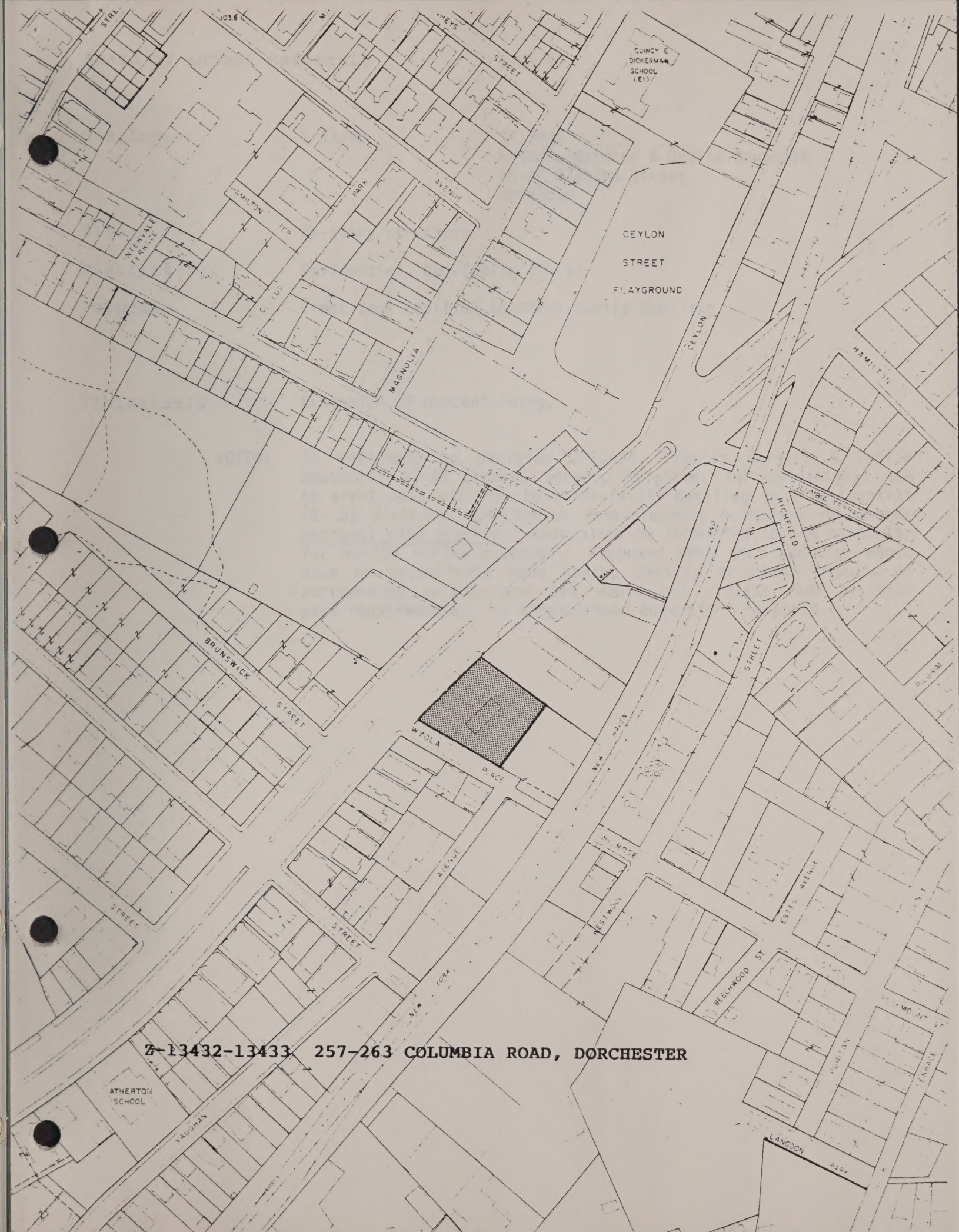
Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from gas service station to same, towing, offices; storage of 80 cars and tow trucks on lot.

Violation(s): Change in nonconforming use. Outdoor storage of damaged or disabled cars is forbidden use. Interim Planning Overlay District.

VOTED: In reference to petitions Z-13432-13433, Edward Gargano, 257-263 Columbia Road, Dorchester, for forbidden use, conditional use for change of occupancy from gas station to same, towing, offices, and storage of 80 cars and tow trucks in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Deferral for further community review. The proposed project located along a Boulevard Planning District is inconsistent with goals and objectives of the Boulevard Planning District and with the Interim Planning Overlay District initiatives. Site is inappropriate for this type of operation. The Roxbury PZAC reviewed the plan and voted deferral pending further community review. The Jones Hill Association and the Coalition for Community Control of Development voted to oppose.



Z-13432-13433 257-263 COLUMBIA ROAD, DORCHESTER

Hearing: 2/13/90 Z-13434
Francis Gardino & Denise Bousquet
46-48 Dighton Street
Brighton

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect deck addition to three-family dwelling.

Violation(s): Extension of nonconforming.

VOTED: In reference to petition Z-13434, Francis Gardino & Denise Bousquet, 46-48 Dighton Street, Brighton, for conditional use to erect deck addition to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. Proposed open deck addition would have no appreciable open space, density or other impacts on surrounding neighborhood and would not violate rear or side yard requirements. No neighborhood objections received.

Z-13434

46-48 DIGHTON STREET, BRIGHTON



Board of Appeal Referrals

1/25/90

Hearing: 2/13/90 Z-13436
Thomas J. Kelly
59a Tyler Street
Hyde Park

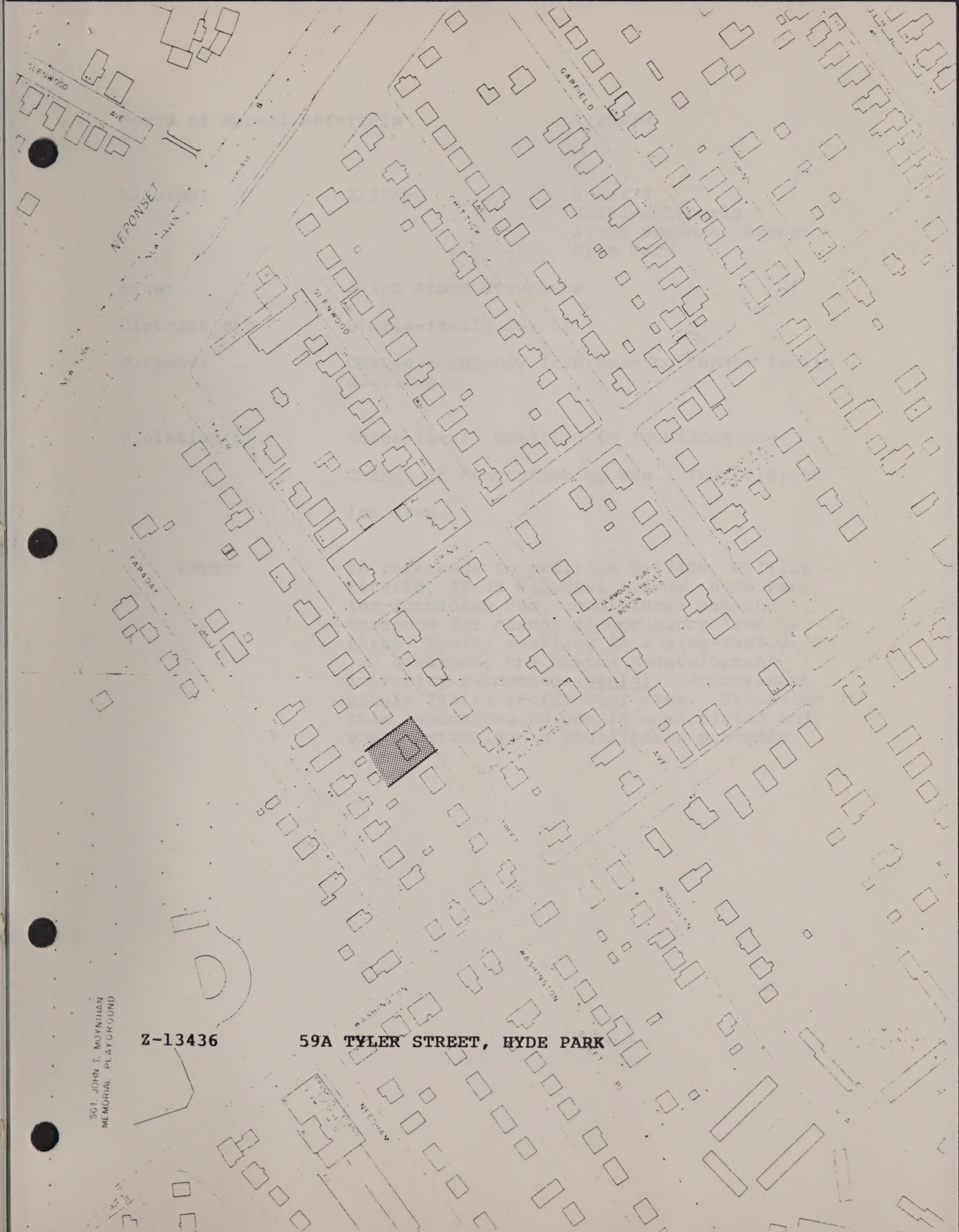
Site: Two-story Structure

District(s): Single-family (S-.5)

Purpose: Erect two-story, two-car garage

Violation(s): Insufficient side, rear yards

VOTED: In reference to petition Z-13436, Thomas J. Kelly, 59a Tyler Street, Hyde Park, for two variances to erect two-story, two-car garage in a single family (S-.5) district, the Boston Redevelopment Authority recommends Denial. Proposed garage under construction is very excessive for the site. It appears to be as high as the existing residence. Height should be reduced at least four to six feet. Neighbors are opposed to excessive height.



Z-13436

59A TYLER STREET, HYDE PARK

SGT. JOHN I. MOYNIHAN
MEMORIAL PLAYGROUND

Board of Appeal Referrals

1/25/90

35

Hearing: 2/13/90 Z-13438
William DiCarlo
33-35 Neponset Avenue
Hyde Park

Site: 2 1/2 Story Structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three- family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Change in nonconforming use. Insufficient lot area.

VOTED: In reference to petition Z-13438, William DiCarlo, 33-35 Neponset Avenue, Hyde Park, for forbidden use, conditional use and variance for change of occupancy from two- to three- family dwelling in a sing-family (S-.5) district, the Boston Redevelopment Authority recommends Denial. Predominant single family residential area. Extension of this nonconforming use is unwarranted and would establish an undesirable precedent.

Z-13438

33-35 NEPONSET AVENUE, HYDE PARK

Hearing: 2/6/90 Z-13439
Braintree Realty Trust
119-123 Braintree Street
Brighton

Site: Seven-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from light manufacturing to same and music rehearsals.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-13439, Braintree Realty Trust, 119-123 Braintree Street, Brighton, for change of occupancy from light manufacturing to same and music rehearsals in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Although proposed use of the property for music studios is no inappropriate, a decision on this appeal should be deferred until such time as the property owner meets with neighborhood residents, the Allston-Brighton PZAC and representatives of ISD to discuss and resolve concerns about current and propose uses of the property, a seven-story light manufacturing and office structure, as well as the adjacent parking lot. The property is located in an area of mixed residential and commercial uses.



Z-13439

119-123 Braintree Street, Brighton

Board of Appeal Referrals

1/25/90

37

Hearing: 2/13/90 Z-13441
Lillian Garvey
72 Tremont Street
Charlestown

Site: Three-story Structure

District(s): Apartment (H-1)

Purpose: Erect two dormer additions to three-family dwelling.

Violation(s): Excessive floor area. Insufficient open space, front yard.

VOTED: In reference to petition Z-13441, Lillian Garvey, 72 Tremont Street, Charlestown, for three variances to erect two dormer additions to three-family dwelling in an apartment (H-1) district; the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for Design Review approval. Abutters have no opposition.



Z-13441

72 TREMONT STREET, CHARLESTOWN

Board of Appeal Referrals

1/25/90

Hearing: 2/13/90 Z-13442
Local 550 Sprinkler
Fitters Union
46 Rockland Street
West Roxbury

Site: One-story structure

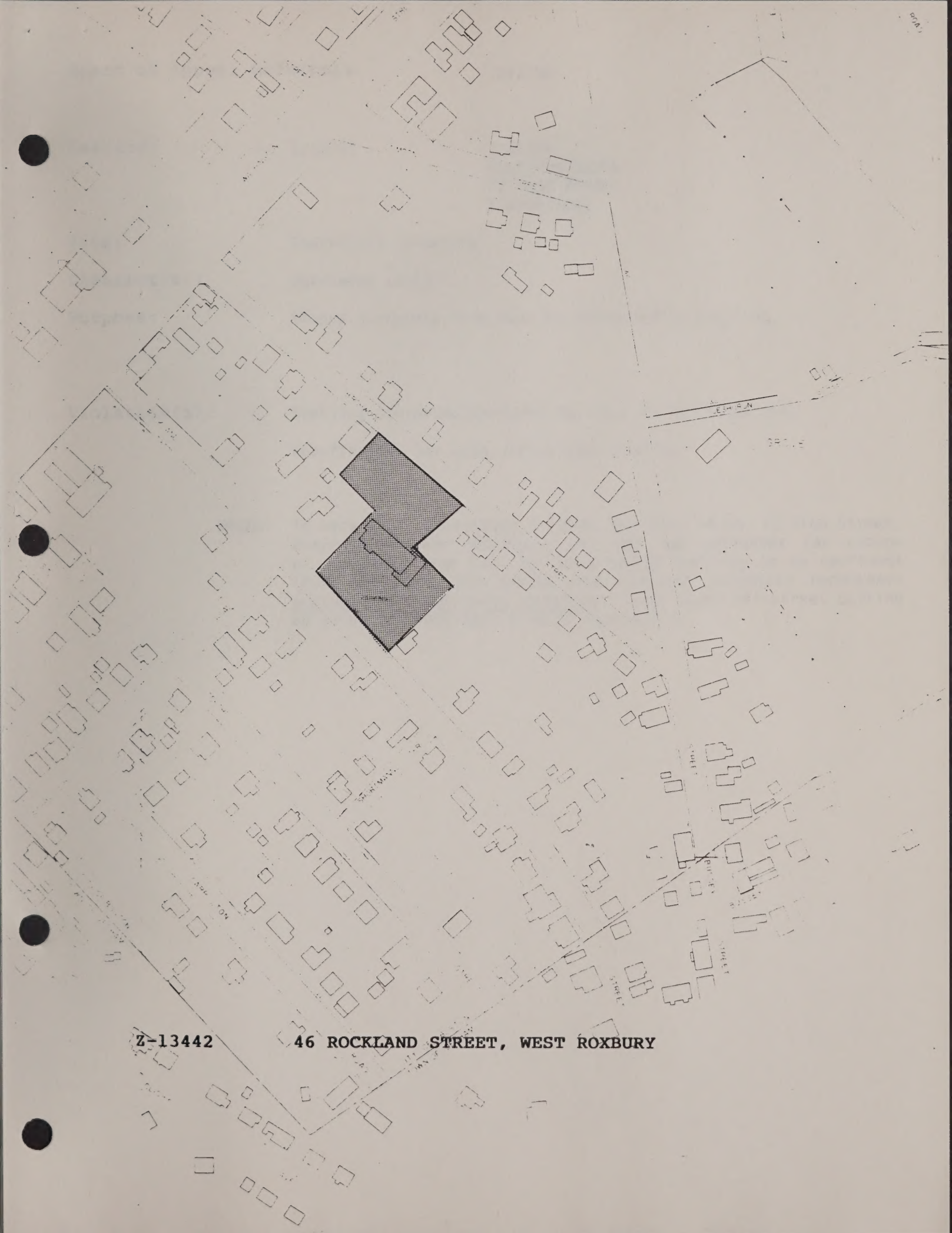
District(s): Single-family (S-.5)

Purpose: Change occupancy from private club to union
hall, classrooms, offices; erect addition.

Violation(s): Trade school and union hall are forbidden
uses.

VOTED: In reference to petition Z-13442, Local 550
Sprinkler Fitters Union, 46 Rockland Street,
West Roxbury, for two forbidden uses for
change of occupancy from private club to
union hall, classrooms, offices and erect
addition in a single family (S-.5) district,
the Boston Redevelopment Authority recommends
approval with the following provisos: that
there be no liquor nor entertainment licenses
for the premises; that any waste disposal
area be buffered by appropriate landscaping
or fencing; that plans be submitted to the
Authority for Design Review approval.
Addition would be erected on an existing
foundation. The appellant has had several
meetings with abutters, the West Roxbury
Civic and Improvement Association, and the
Land Use Subcommittee of the West Roxbury
Neighborhood Council. Changes to the design
have resulted from the meetings, and the
proposed project has met with approval from
the Association and the Land Use
Subcommittee.

The former V.F.W. Hall was disruptive to the
neighborhood at times. The union hall and
classrooms, with office space, is a
reasonable use for this property.



Z-13442

46 ROCKLAND STREET, WEST ROXBURY

Board of Appeal Referrals

1/25/90

Hearing: 2/13/90

Z-13444
Geoffrey Smyth
72 High Street
Charlestown

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, off-street parking.

VOTED: In reference to petition Z-13444, Geoffrey Smyth, 72 High Street, Charlestown, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that three off-street parking be provided. Abutters have no opposition.



Z-13444

72 HIGH STREET, CHARLESTOWN

Board of Appeal Referrals

1/25/90

Hearing: 2/13/90 Z-13445
Gary C. Martell
29-31 Wellsmere Road
Roslindale

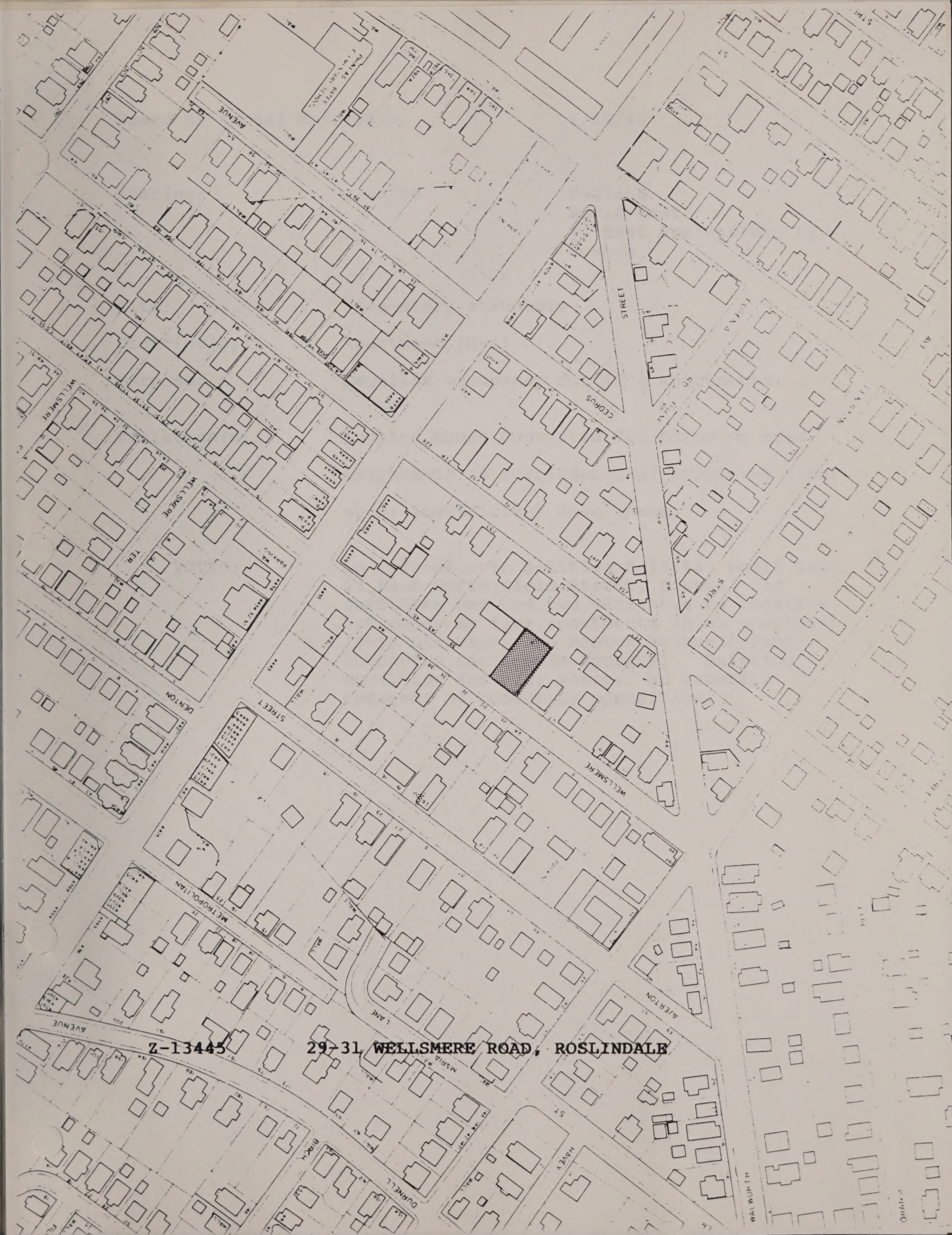
Site: 6,600 square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling

Violation(s): Insufficient lot area, front yard. Excessive
building height.

VOTED: In reference to petition for three variances to erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for Design Review approval. Predominant two-family neighborhood.



Z-13445

29-31 WELLSMERE ROAD, ROSLINDALE

Board of Appeal Referrals

1/25/90

Hearing: 2/13/90 Z-13446
Roelf Iest
43 East Springfield St.
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy for five apartments.

Violation(s): Lodging House converted for three or more
apartments is forbidden use; excessive floor
area; insufficient open space.

VOTED: In reference to petition Z-13446, Roelf Iest,
43 East Springfield Street, Boston, for
forbidden use and two variances to legalize
occupancy as five apartments in an apartment
(H-2) district, the Boston Redevelopment
Authority recommends approval. Existing
condition for many years. No exterior
changes; no community opposition.



Z-13446

43 EAST SPRINGFIELD STREET, BOSTON

Board of Appeal Referrals

1/25/90

Hearing: 2/13/90 Z-13447
Gerry Boskin
27 Trescott Street
Dorchester

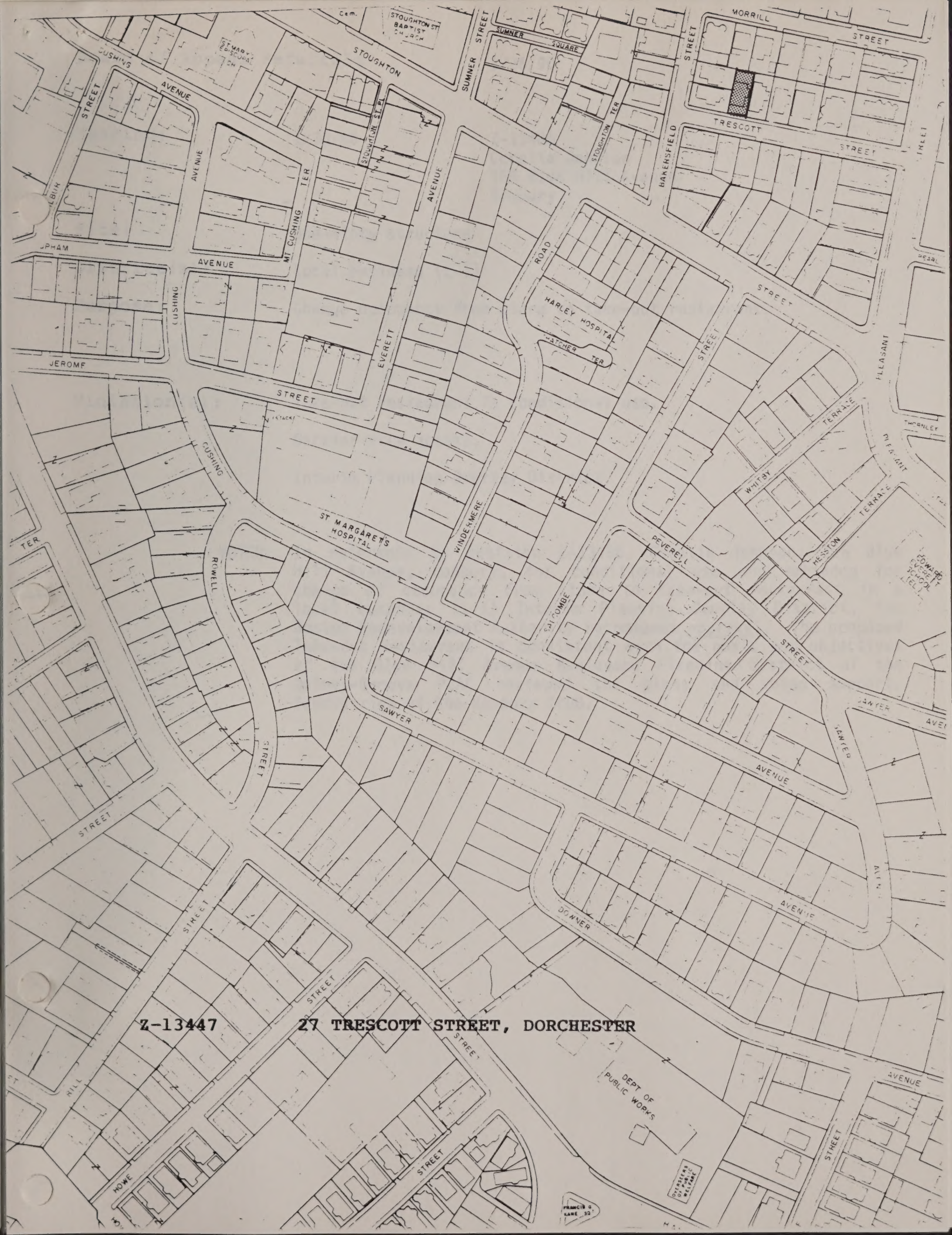
Site: 2 1/2 Story Structure

District(s): Residential, three-family (R-.8)

Purpose: Erect rear deck addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-13447, Gerry Boskin, 27 Trescott Street, Dorchester, for variance to erect rear deck addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for Design Review approval. No detrimental impact. Abutters support.



Z-13447

27 TRESCOTT STREET, DORCHESTER

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90 Z-13486
Cecelia Johnson
165 Blue Hill Avenue
Roxbury

Site: One-story structure

District(s): Local business (L-1)

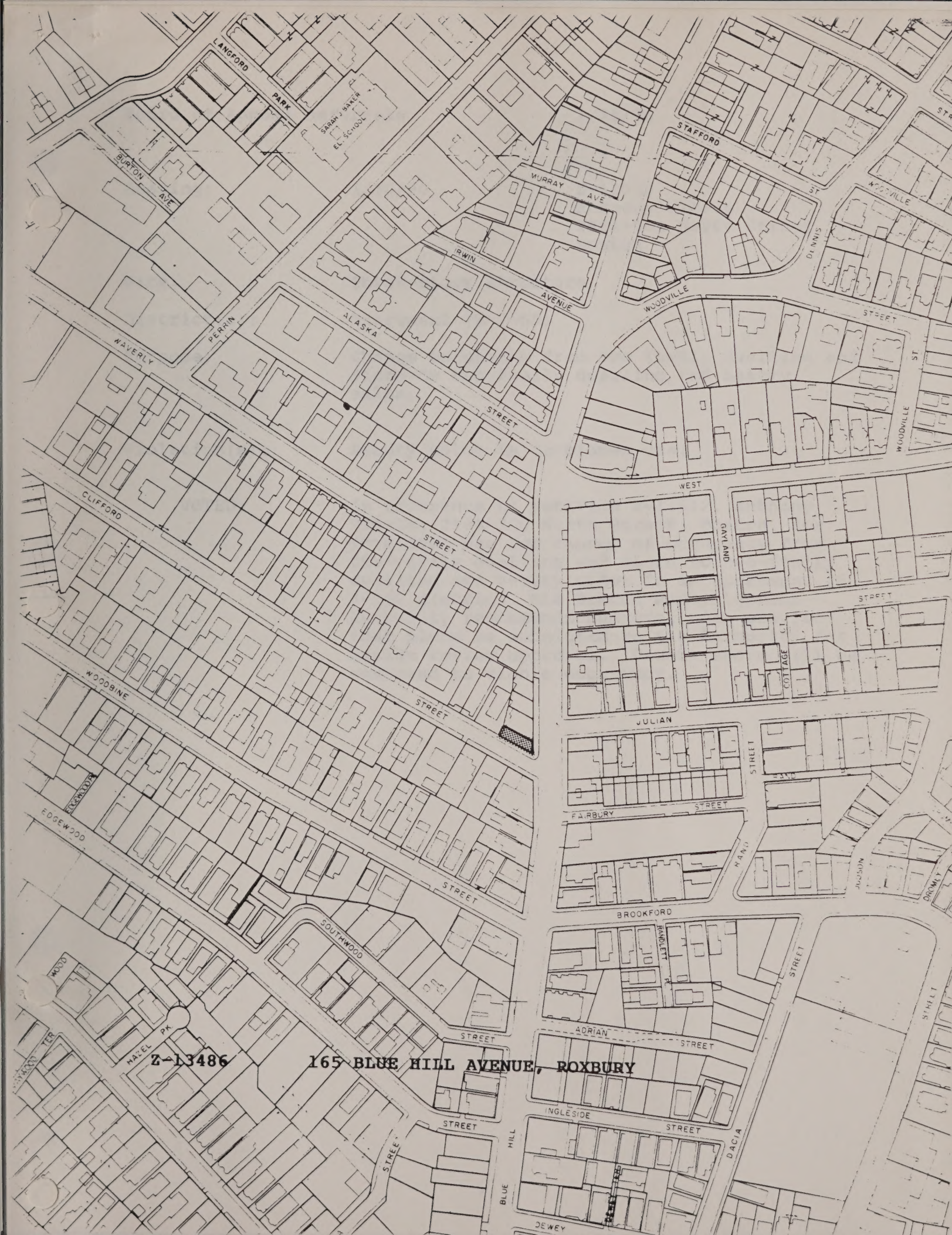
Purpose: Change occupancy from store to take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13486, Cecelia Johnson, 165 Blue Hill Avenue, Roxbury, for conditional use and variance for change of occupancy from store to take-out restaurant in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The proposed Take-Out Restaurant is consistent with the goals and objectives of the Blue Hill Avenue Boulevard Planning District of the Quincy-Geneva PZAC reviewed the plans and voted support. Subdistrict of the Roxbury IP0D.



Z-13486

165 BLUE HILL AVENUE, ROXBURY

Board of Appeal Referrals

1/25/90

Hearing: 1/30/90

Z-13512
Anthony Vitale
298A-300 North Street
Boston

Site: Three-story structure

District(s): Apartment (H-3-55)

Purpose: Change occupancy from two family dwelling and store to two family dwelling and beauty salon.

Violation(s): Beauty salon is forbidden use.

VOTED: In reference to petition Z-13512, Anthony Vitale, 298A-300 North Street, Boston, for forbidden use for change of occupancy from two-family dwelling and store to two-family dwelling and beauty salon in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Vacant store will be restored to viable occupancy.



2-13512

298A-300 NORTH STREET, BOSTON

Board of Appeal Referrals

1/25/90

Hearing:

1/30/90

Z-13541

Faulkner Hospital Inc.
30 Whitcomb Avenue
Jamaica Plain

Site:

Four-story structure

District(s):

Single-family (S-.3)

Purpose:

Change occupancy from nurses residence to same and day care center.

Violation(s):

Day Care Center is forbidden use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13541, Faulkner Hospital Inc., 30 Whitcomb Avenue, Jamaica Plain, for conditional use for change of occupancy from nurses residence to same and day care center in a single-family (S-.3) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Use has the support of the community.

1/25/90

Hearing: 2/6/90 Z-13616
Dora Pasquale
113-117 Causeway Street
Boston

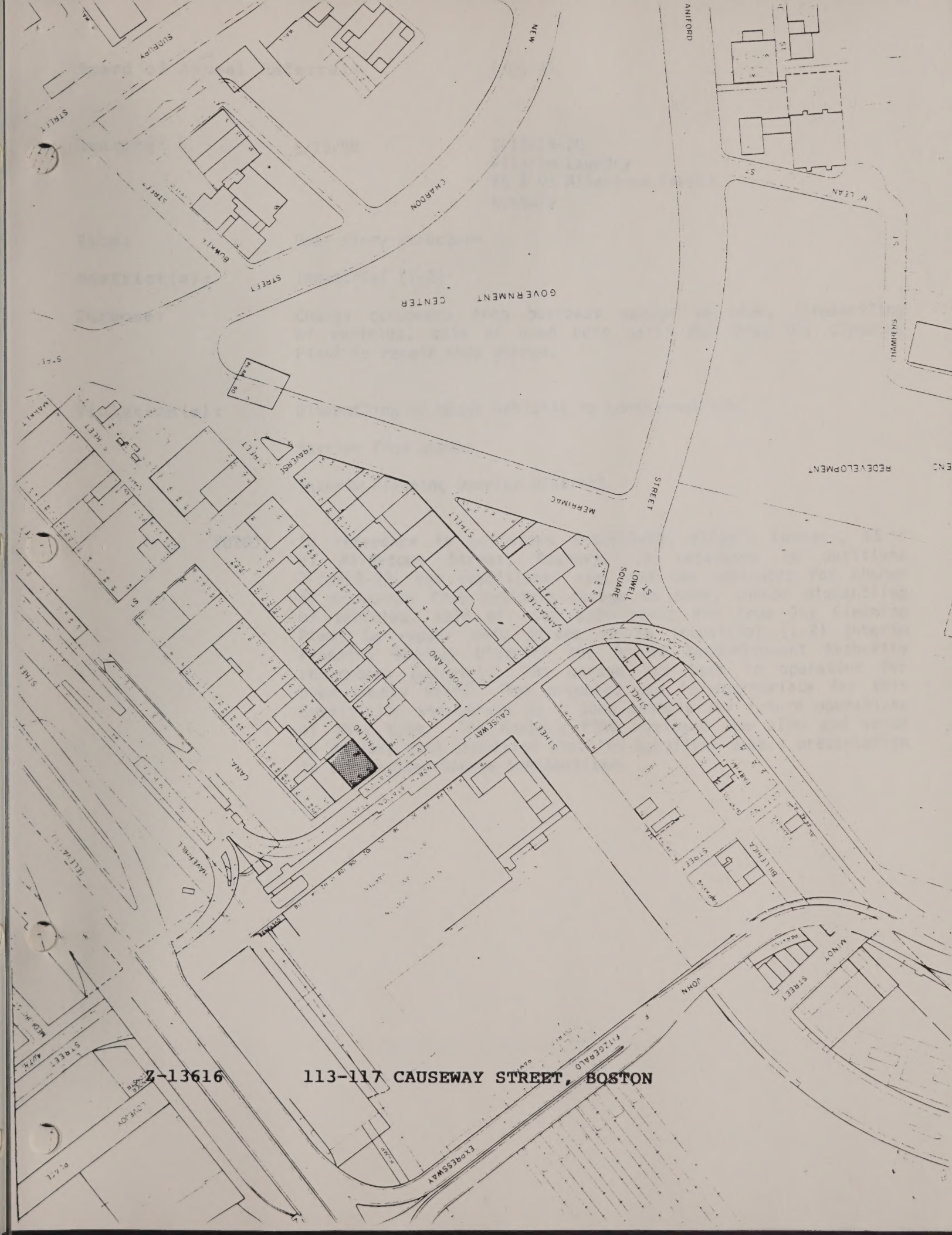
Site: Five-story structure

District(s): General business (B-4)

Purpose: Change occupancy from restaurant and furniture manufacturing to restaurant, karate studio, silk screening shop, offices; install take-out window.

Violation(s): Take-out restaurant is conditional use.
Barrier free access.

VOTED: In reference to petition Z-13616, Dora Pasquale, 113-117 Causeway Street, Boston, for conditional use and varaince for change of ocupancy from restaurant and furniture manufacturing to restaurant, karate studio, silk screening shop, offices in a general business (B-4) district, the Boston Redevelopment Authority recommends approval. Restaurant use will be compatible with the general commercial area.



Z-13616

113-117 CAUSEWAY STREET, BOSTON

Board of Appeal Referrals

1/25/90

Hearing: 2/13/90 Z-13619-20
Pilgrim Laundry
85 & 91 Allertown Street
Roxbury

Site: One- story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from business garage to same, dismantling of vehicles, sale of used auto parts and from Dry Cleaning Plant to repair shop garage.

Violation(s): Dismantling of motor vehicles is constional use.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-13619-20, Pilgrim Laundry, 85 & 91 Allertown Street, Roxbury, In reference to petitions Z-13619-20, for conditional use, and two variances for change of occupancy from business garage to same, indoor dismantling of vehicles, sale of used auto parts and from Dry Cleaning Plant to repair ship garage in an industrial (I-2) Interim Planning Overlay District the Boston Redevelopment Authority recommends approval. The garage has been in operation for over twenty years. The proposed use is appropriate for this Subdistrict and serves as a good example for future operations of this type. The Roxbury PZAC reviewed the plan and voted to support with condition that the appellant make a presentation to the Hampden-George Subcommittee.



Z-13619-20

85-91 ALLERTON STREET, ROXBURY

Hearing: 2/13/90 Z-13640
Chris Rogaris
354-356B Chesnut Hill Avenue
Brighton

Site: One-story structure

District(s): Local business (L-1)

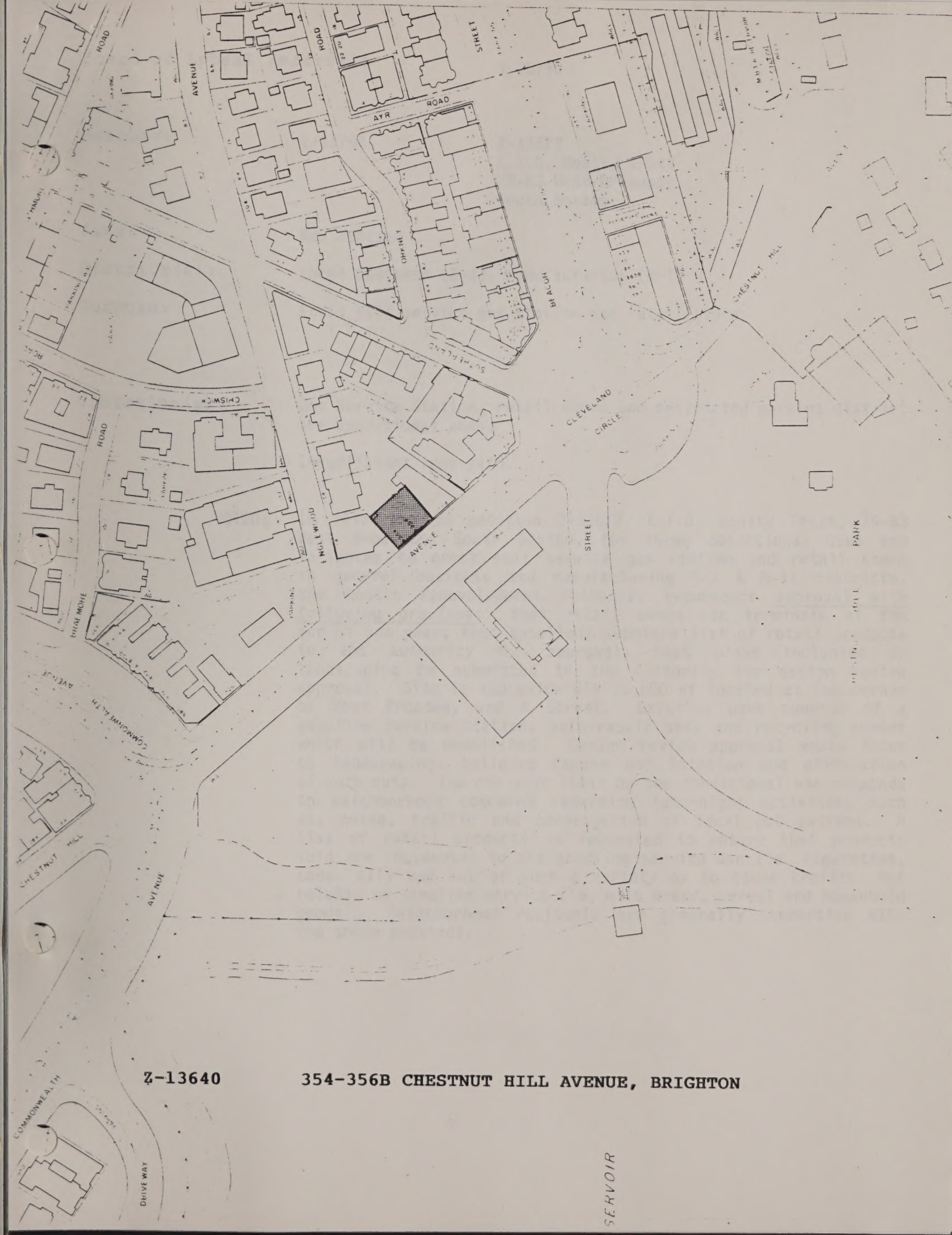
Purpose: Change occupancy from stores and restaurant to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Insufficient off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13640, Chris Rogaris 354-356B Chesnut Hill Avenue, Brighton, for conditional use and variance for change of occupancy from stores and restaurant to same and take-out restaurant in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval: that subject to design review with particular attention to signage. Proposed take-out ice cream/yogurt sales shop is an appropriate use for this property located in the Cleveland Circle area. No neighborhood objections received.



Z-13640

354-356B CHESTNUT HILL AVENUE, BRIGHTON

SEKVOIR

1/25/90

Hearing: 2/13/90 Z-13672
L.I.D. Realty Trust
79-83 West Broadway
South Boston

Site: Gas Station

District(s): Local business (B-1), Manufacturing (M-1)

Purpose: Erect self service gas station and retail store.

Violation(s): Gas Service Station, retail store and restricted parking district are conditional uses.

Insufficient rear yard.

VOTED: In reference to petition Z-13672, L.I.D. Realty Trust, 79-83 West Broadway, South Boston, for three conditional uses and variances to erect self service gas station and retail store in general business and manufacturing B-1 & M-1) districts, the Boston Redevelopment Authority recommends approval with following provisos: that retail store use terminate at the end of one year; that appellant submit a list of retail products to the Authority for approval; that plans inclusive of landscaping be submitted to the Authority for design review approval. Site is approximately 18,500 sf located at the corner of West Broadway and A Street. Existing uses consist of a gasoline service station, auto-repair shop and recycling center which will be demolished. Design review approval would focus on landscaping, building facade and location and elimination of curb cuts. The one year limit on the conditional use responds to neighborhood concerns regarding late-night activities such as, noise, traffic and congregation of local pub patrons. A list of retail products is requested to ensure that products sold are incidental to the gasoline service use (ie. cigarettes, soda, oil) and not of such a variety as to cause traffic not related to gasoline service (ie, milk bread, cereal and household goods). Neighborhood residents are generally supportive with the above provisos.



Z-13672

79-83 WEST BROADWAY, SOUTH BOSTON

1/25/90

Hearing: 1/30/90 Z-13787
I.B.E.W. Training Facility
233 Freeport Street
Dorchester

Site: Vacant Land

District(s): Residential two-family (R-.5)

Purpose: Ancillary parking for 120 cars.

Violation(s): Ancillary parking is conditional use.
Barrier free access.

VOTED: In reference to petition Z-13787, I.B.E.W. Training Facility, 233 Freeport Street, Dorchester, for conditional use and variance for ancillary parking for 120 cars in residential local business (R-.5-L-5) districts, the Boston Redevelopment Authority recommends approval with following proviso: that plans with particular respect to location of lighting facilities on lot and landscaping be submitted to the Authority for design review approval. Lighting must be directed away from street and abutting properties. Landscaping should include adequate buffer between residential properties.



1/25/90

Hearing:

2/13/90

Z-13791-13806

Boston Housing Authority
Walden, Bickford, & Heath Streets,
Horan Way, & Plant Court
Jamaica Plain

Site:

Bromley-Heath Housing Project

District(s):

Apartment (H-1)

Purpose:

Change Occupancy of 16 structures from 396 to 293 apartments.

Violation(s):

Interim Planning Overlay District.

VOTED:

In reference to petitions Z-13791-13806, Boston Authority, Walden, Bickford, & Heath Streets, Horan Way & Plant Court, Jamaica Plain, for change of occupancy from 396 to 293 apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Proposed change of occupancy will allow BHA to reconfigure and improve the interior layout of Bromley-Heath housing project, resulting in improved living conditions for the tenants. Other than new entrance canopies, no exterior work is proposed. Bromley-Heath Tenant Management Corporation supports this project and the current appeal.



13791-13806

81-26 WALDEN STREET, 17 BICKFORD ST.,
49-170 HEATH STREET, JAMAICA PLAIN

52

Hearing: 2/13/90 Z-13842
Daniel Wood
496 Adams Street
Dorchester

Site: 2 $\frac{1}{2}$ -story structure

District(s): Residential three-family (R-.5)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Excessive floor area and building height.
Insufficient side yard.

VOTED: In reference to petition Z-13842, Daniel Wood, 496 Adams Street, Dorchester, for three variances to erect dormer addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval.



2-13842

496 Adams Street, Dorchester

Board of Appeal Referrals
Hearing : 2/5/90

January 25, 1990
Z-13416-13419
South Park Partnership
1611-1625 Washington St.
69-79 W. Concord St.
2-12 W. Rutland St.
452 Shawmut Avenue
South End.

Site: Vacant Land

District : Apartment (H-2)

Purpose : Erect a 104 residential units and 123 parking spaces, and a day care center.

Violations : Front yard, traffic visibility across corner, and accessory building setback from lot line are insufficient.
Excessive floor area.
Two or more dwellings on same lot require yards.
Parking facility in a restricted parking district and a day care center accomodating more than 60 children are conditional uses.
Office space in an H-2 district is a forbidden use.

VOTED: In reference to petitions BZC # 13416-13419, South Park Partnership, 1611-1625 Washington Street, 452 Shawmut Avenue, 69-79 West Concord Street, and 2-12 Rutland Street, South End, for ten variances for excessive floor area; insufficient front yard, traffic visibility across corner, and accessory building setback from lot line; and two or more dwellings in same lot; four conditional use permits for approval of parking facility in a restricted parking district and for a day care center accommodating more than 60 children; and one forbidden use permit for office space in an Apartment (H-2) district, the Boston Redevelopment Authority recommends deferral. The developer needs to continue negotiating some of the concerns raised by the Haven Street and Shawmut Avenue abutters. A Transportation Access Plan needs to be approved by the Transportation Department and the Public Improvements Commission needs to approve the discontinuance of Cumston Street and Cumston Place.